

22 ASSESSMENT CRITERIA

22.1 Consents under District Wide Rules

These criteria are not exclusive, as other criteria may be considered when assessing a discretionary activity.

22.1.1 Subdivision

(a) General Assessment Criteria

Amenity

- (i) The extent to which the area's amenity values and character are protected and/or enhanced.
- (ii) The ability to avoid, remedy or mitigate reverse sensitivity effects where specific site characteristics and the nature of adjoining or nearby land uses are likely to generate the potential for complaints about adjoining land based primary production activities, or other lawfully established activities.

Natural Resources

- (iii) The extent to which existing landforms, significant trees, indigenous vegetation and habitats and waterbodies are protected and/or enhanced.
- (iv) Whether the subdivision would create adverse effects on groundwater quality.
- (v) The provision for esplanade reserves and/or strips.

Physical Resources

- (vi) Whether the subdivision is consistent with the requirements of New Zealand Standard 4404:2004 Land Development and Subdivision Engineering and other related standards.
- (vii) The provision of a potable water supply.
- (viii) The adequate and effective disposal of sewage and stormwater, or the ability of every lot to dispose of sewage and stormwater effectively without risk to public health and the environment.
- (ix) The cumulative impacts on infrastructure and its efficient use and development, including the capacity, safety and efficiency of the roading and rail network, and the ability of the area's utility services to function efficiently.
- (x) The adequate provision of access within every lot to meet modern vehicular standards.
- (xi) The provision of renewable energy and energy efficiency in the design and construction methods of the subdivision, and the consequential land use development.

Development

- (xii) Whether the design and layout of the subdivision avoids, remedies or mitigates any adverse effects on the surrounding environment.
- (xiii) Whether the proposed subdivision will create an additional lot for building/development or will change the use of the affected land.
- (xiv) The ability of any existing or likely proposed building to comply with all standards in this Plan.
- (xv) The ability of every allotment of land to accommodate a conforming dwellinghouse or a principal building and to be utilised in a manner that can comply with the Plan provisions.
- (xvi) The potential for financial contributions to avoid, remedy or mitigate any adverse effects on the environment.
- (xvii) Whether additional reserve land is necessary, including connections to existing and future reserves, to provide for the increased demand on the reserve network as a result of the subdivision.
- (xviii) The extent to which the subdivision is consistent with the Development/Management/Structure Plan for the area.
- (xix) The effects on the safe and efficient operation of Hood Aerodrome.

Heritage

- (xx) The effects on any historic or archaeological site and the surroundings associated with any historic or archaeological site.
- (xxi) The effect of the subdivision on the values of any waahi tapu site and any resources of significance to Tangata Whenua.

Hazards

- (xxii) The risk where land is subject to flooding or inundation, erosion, landslip or subsidence, or is within an identified natural hazard high-risk area.
- (xxiii) The extent to which earthworks are required and the effects of earthworks on the site and surrounding environment.
- (xxiv) The risk of fire, and whether mitigation measures will effectively mitigate this risk.

(b) Carterton South Structure Plan Area

- (i) The extent to which subdivision is consistent with the Carterton South Structure Plan in Appendix 14, and the outcomes sought by the Carterton South Structure Plan Report to the Carterton District Council dated September 2009.
- (ii) The provision of roading and other transport connections to form safe, connected and multi-functional (motorised and non-motorised forms of transport) transport infrastructure.

Plan Change 2

- (iii) The provision of services and utilities to connect to the existing servicing infrastructure and meet the future long term needs of the community it will service.
- (iv) The extent to which the provision and design of open space and reserves provides for the future use and development of the reserve as a local neighbourhood park.
- (v) The extent to which the subdivision design and lot layout provides for future development that is consistent with the future growth and development of the Carterton South Structure Plan Area.
- (vi) Whether the density, lot layout and overall subdivision design is in keeping with the urban form of Carterton and character of the local neighbourhood.
- (vii) The extent to which the proposed buffer between the industrial and residential areas protects the amenity values of the residential area from the adverse visual, dust and noise effects from industrial activities.
- (viii) The extent to which subdivision design and layout addresses reverse sensitivity effects arising in locations adjacent to existing land transport infrastructure (including rail).

(c) Waingawa Industrial Area

Plan Change 1

- (i) The extent to which subdivision is consistent with the Waingawa Structure Plan in Appendix 12, and the outcomes sought by the Waingawa Structure Plan Report (excluding Appendix 3: Design Guide) to the Carterton District Council dated September 2009.
- (ii) The extent to which subdivision is consistent with the Waingawa Structure Plan Design Guide in Appendix 12.
- (iii) The provision of services and utilities to connect to the existing transportation and servicing infrastructure
- (iv) The extent to which the provision and design of open space and buffer screening maintains adjoining rural character and amenity values and protects the natural assets of the Waingawa Industrial Area.
- (v) The extent to which the subdivision design and lot layout provides for future development that is consistent with the future growth and development of the Waingawa Area.

(d) Contaminated Land

- (i) The existence and nature of any hazardous substance in, on, or under the land that may adversely affect the environment, and the works or other solutions proposed to avoid, remedy or mitigate those effects.

(e) Historic Heritage Precinct

- (i) The nature, form and extent of the proposed activity and its consistency with the environmental outcomes for the relevant precinct.

- (ii) Any measures proposed to protect or enhance the character of the street, including the implementation of any planting or landscaping.
 - (iii) The extent to which the proposal is consistent with the principles of the South Wairarapa Town Centres Design Guide (Refer [Appendix 8](#)).
- (f) Greytown Villas Character Area**
- (i) Whether subdivision provides for lots that accord with the development shown on the Greytown Villas Indicative Concept Plan ([Appendix 9](#)), and provide for buildings that meet the special development requirements for buildings under Rule **Error! Reference source not found.**
- (g) Jellicoe Residential Character Area**
- (i) Whether subdivision follows the layout, lot size, orientation, and dimensions as shown on the Jellicoe Residential Character Area Structure Plan ([Appendix 10](#)), and provides for buildings to meet the special development requirements for buildings under Rule **Error! Reference source not found.** A subdivision proposal may reduce the total number of lots shown on the Structure Plan such that the total number of residential units is reduced.
 - (ii) Any proposed restrictions on Certificates of Title that relate to controls on development, subdivision and land use should be consistent with the Structure Plan, and should not be contrary to promoting the maintenance and enhancement of amenity values within the Martinborough Residential Area.
 - (iii) The provision of services and utilities to connect with the existing urban infrastructure.
 - (iv) The relationship of the development with land uses on adjacent properties.
- (h) Access to State Highway or a Limited Access Road**
- (i) The approval of New Zealand Transport Agency, as road controlling authority for State Highways and Limited Access Roads; or the relevant territorial authority for any Limited Access Roads not controlled by New Zealand Transport Agency being obtained.
 - (ii) Location and design of access onto the State Highway network or Limited Access Road.
 - (iii) The extent to which the proposal is consistent with the New Zealand Transport Agency Planning Policy Manual (SP/M001).
- (i) Access over or under the Wairarapa Railway**
- (i) The approval of ONTRACK, the rail premises owner and/or the railway access provider for the Wairarapa Railway, for any access to be obtained over a road/rail level crossing.
 - (ii) Location and design of access over and under the Wairarapa Railway.

(j) Conservation Lots

- (i) The significance of the natural area/heritage feature.
- (ii) The likelihood of separate ownership enabling the effective protection of the natural area/heritage feature, including whether the area is of sufficient size.
- (iii) The provision of appropriate legal protection for the conservation lot, in perpetuity, on the title of the land.

22.1.2 Notable and Street Trees

- (i) The condition of the notable or street tree.
- (ii) The visual value of the tree to its surrounds and its contribution to neighbourhood amenity, and the extent to which the activity will adversely affect this.
- (iii) Whether the notable or street tree is causing or likely to cause damage to property or danger to life.
- (iv) Any adverse effects the notable or street tree is creating.
- (v) Whether the activity is likely to damage any part of the notable or street tree, including its roots, or endanger its health or stability.
- (vi) Alternative locations for conducting the activity or whether it can be undertaken without adversely affecting the notable or street tree's health or appearance.
- (vii) The extent to which excavation is necessary to preserve or maintain the efficiency or safety of any public work, network utilities or road.
- (viii) Whether a replacement tree, of appropriate size and suitability, can be established and maintained on the site.
- (ix) Whether the notable or street tree inhibits the growth of a more desirable specimen nearby.
- (x) The arboreal impact of removing one or more specimens.

22.1.3 Historic Heritage (including archaeological sites) and Sites Significance to Tangata Whenua

- (i) The extent to which the heritage value, integrity and character of the site or item will be maintained or enhanced.
- (ii) The effect of any removal, demolition, relocation, modification, addition or alteration on the historic values of the site or item.
- (iii) The extent to which any proposed mitigation measures will protect or preserve the value and/or significance of the site or item.
- (iv) The importance of the site or item in its locality and its contribution to the area's amenity and character.
- (v) Where additions, alterations or the erection of new buildings are proposed, the extent to which the proposals are consistent with the original period style, design and construction of other buildings in the precinct or area.

- (vi) The immediate or cumulative effects on local heritage of the alteration, addition or modification to the site or item.
- (vii) Where the site or item is part of a group of similar features, any adverse effect on the integrity of the group.
- (viii) The extent to which the alteration, addition or modification of a building reflects the architectural style, character and scale of the site.
- (ix) The extent to which the alteration, addition or modification of a building preserves the typical character of building frontages in the street.
- (x) Whether there are any adverse effects on the curtilage of the site.
- (xi) The extent to which the site or item will be disturbed or modified as a result of the subdivision, use or development, including earthworks.
- (xii) Site suitability, and the extent to which alternative sites or locations have been considered.
- (xiii) Whether the subdivision, use or development can take place on the site without adversely affecting the site's significance.
- (xiv) Consultation with tangata whenua where applications relate to, or may potentially affect, sites of significance to tangata whenua identified in [Appendix 1.5](#), [Appendix 1.6](#) or [Appendix 1.7](#) of the Plan.
- (xv) Consultation with the Historic Places Trust where applications relate to, or may potentially affect, heritage items identified in [Appendix 1.7](#) of the Plan.

22.1.4 Historic Heritage Precinct

- (i) The nature, form and extent of the proposed activity and the extent to which it is consistent with the environmental outcomes intended for the relevant precinct.
- (ii) Any measures proposed to protect or enhance the character of the street, including the implementation of any planting or landscaping.
- (iii) For sites within Greytown, Martinborough and Featherston, the extent to which the proposal is consistent with the principles of the South Wairarapa Town Centres Design Guide (Refer [Appendix 8](#)).
- (iv) Where a proposal involves the addition or alteration to a building, or the erection of a new building, the proposal's consistency with the original age, design and construction of the building or feature or its consistency with the other buildings in the precinct or area.
- (v) The effect of subdivision on the values of the Historic Heritage Precinct in terms of maintaining historical integrity and the curtilage of the precinct.
- (vi) The extent to which the heritage value, integrity and character of the Historic Heritage Precinct will be maintained or enhanced.

22.1.5 Outstanding Landscapes and Natural Features

- (i) The extent to which the landscape or natural feature will be disturbed or modified as a result of the activity or development, including earthworks.
- (ii) Mitigation to minimise adverse visual and/or landscape effects of the activity, including screening through plantings or the reinstatement of any previous plantings.
- (iii) The ability of the Outstanding Landscape or Natural Feature to absorb the overall impact of the activity or development.
- (iv) Site suitability, and the extent to which alternative sites or locations have been considered.

The following factors will be considered when assessing potential adverse effects on an Outstanding Landscape or Natural Feature or when assessing nominated areas for inclusion as such:

- Natural science factors, including geological, topographical, ecological and dynamic components;
- Aesthetic values, including memorability and naturalness;
- Transient values, including the occasional presence of wildlife or the area's values at certain times of the day or of the year;
- Expressiveness/legibility, including how obviously the landscape demonstrates the formative processes leading to it;
- Historical associations;
- Value to Tangata Whenua;
- Whether the values are shared and recognised.

22.1.6 Significant Natural Areas and Areas of Indigenous Vegetation and Habitats of Indigenous Fauna

- (a) **Effects of the activity on the ecological, intrinsic, cultural or amenity values of the area.**
- (b) **The effectiveness of any existing or proposed protection or enhancement mechanisms.**
- (c) **The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of meeting the criteria listed below.**
- (d) **Criteria for determining the significance of areas of indigenous vegetation and habitats of indigenous fauna**
 - (i) Representativeness;
 - (1) Contains an ecosystem that is unrepresented, uncommon or unique;
 - (ii) Rarity: Contains or supports:
 - (1) Threatened ecosystems;
 - (2) Threatened species;
 - (3) Endemic species.
 - (iii) Diversity: Diversity of ecosystems, species, vegetation.
 - (iv) Distinctiveness:

- (1) Large population of viable species;
- (2) Natural state;
- (3) Uninterrupted ecological sequence;
- (4) Significant Landforms.
- (v) Continuity: Corridor or buffer zone present.
- (vi) Ecological Restoration: Contains/supports indigenous vegetation/habitat that contributes to the recovery or restoration of threatened or uncommon species. Ability of the area to be restored.
- (vii) Sustainability: Including size, shape, activities on boundary, adjoining protected areas, links and management.

22.1.7 Geological Sites

- (i) The extent to which the site and/or feature will be disturbed or modified as a result of the activity or development, including earthworks.
- (ii) Mitigation measures to minimise adverse effects of the activity, and whether they will protect the significance of the site.
- (iii) Site suitability, and the extent to which alternative sites or locations have been considered.
- (iv) Whether the activity or development can take place on the site without adversely affecting the site's significance.

22.1.8 Surface of the Water

- (i) The scale, character and nature of the activity including the frequency and size of watercraft associated with the activity.
- (ii) Potential for conflict between the activity/structure and other users of the same waterbody, as well as natural values.
- (iii) Effects of activities on land associated with the proposed activity including the impact on public access.
- (iv) Extent to which the activity will reduce opportunities for recreational activities.
- (v) The extent to which the structure on the surface of the water is visually dominant, particularly when viewed from any public place.
- (vi) Levels of traffic generated by the activity, its compatibility with the adjoining road and the extent to which road safety is affected.

22.1.9 Foreshore Protection Area

- (i) The nature, form, scale and extent of the proposed building or structure.
- (ii) The necessity for the building or structure, and any alternative methods and locations available.

- (iii) The effect the building or structure will have on the visual amenity, openness, landscape values and natural character of the foreshore.
- (iv) Changes to the hazard risk resulting from climate change.
- (v) The risk to structures from coastal erosion, storm surges, tsunamis, flooding, instability, erosion, landslip or subsidence, and the extent to which these risks have been avoided or mitigated.

22.1.10 Fault Line Hazard Area

- (i) The type and nature of ground rupture or ground deformation likely to occur as a result of movement along the fault line.
- (ii) The nature of the activity, its intended uses including whether it is temporary or permanent, and the degree to which people or property are at risk.
- (iii) The distance of any proposed structure from the fault line.
- (iv) The degree to which the effects of an earthquake or earth movement can be avoided or mitigated through structural design.

22.1.11 Flood Hazard Area

- (i) Changes to flood risk resulting from climate change, particularly, adopting the precautionary approach for the frequency and intensity of events.
- (ii) The nature of the activity, its intended uses, including whether the use is temporary or permanent, and the degree to which people or property are put at risk as a result of the activity.
- (iii) Any risk to the structure or proposed activity from erosion or avulsion.
- (iv) The degree to which structural design can avoid or mitigate the effects of flooding.
- (v) The degree to which the structure or activity may exacerbate or alter the effect of flooding.
- (vi) Risks to occupants.
- (vii) Whether the activity or proposal is likely to increase demand for flood protection.
- (viii) The relative risks and benefits of any additions and alterations to existing buildings and structures, or any new buildings associated with existing land uses.

22.1.12 Erosion Hazard Area

- (i) The nature of the activity, its intended uses, including whether the use is temporary or permanent, and the degree to which people or property are put at risk as a result of the activity.
- (ii) The degree to which structural design can avoid or mitigate the effects of erosion.

- (iii) The degree to which the structure or activity may exacerbate or alter the effect of erosion.
- (iv) Risks to occupants.
- (v) Whether the activity or proposal is likely to increase demand for erosion protection.

22.1.13 Hazardous Substances and Facilities

- (i) The systematic assessment of risks relating to the hazardous facility, including site hazards, possible accident scenarios and the likelihood of them occurring, exposure pathways (such as inhalation or ingestion), and receiving environments (people, waterways, buildings/infrastructure etc.). The risk assessment will include possible cumulative effects resulting from the proposed facility together with other facilities of similar risk profiles the vicinity.
- (ii) Proximity of the hazardous facility to sensitive areas including:
 - (1) Residential Zones, schools, early childhood centres and rest homes;
 - (2) A quifer recharge areas and surface water;
 - (3) Features of historic value, and areas of significance to Tangata Whenua, Outstanding Landscapes and Natural Features and Significant Natural Areas.
- (iii) The nature and quantity of the hazardous substance on site.
- (iv) The potential risk to terrestrial and aquatic ecosystems.
- (v) Site design and management including:
 - (1) Site drainage and off-site infrastructure e.g. stormwater and wastewater drainage systems;
 - (2) The management of wastes containing hazardous substances;
 - (3) Spill containment measures for liquid hazardous substances;
 - (4) Monitoring and maintenance measures;
 - (5) Risk mitigation and management measures including:
 - (a) an emergency management plan;
 - (b) fire safety and fire water management, in particular for flammable and reactive substances;
 - (c) staff competency, training and development;
 - (d) compliance with relevant standards and codes of practice.
- (vi) Any adverse effects on the operation and safety of the roading network arising from transporting hazardous substances to and from the site, where this is a relevant part of the facility.
- (vii) Risk of natural hazards to the site, as applicable.

- (viii) Consideration of alternative locations or methods for undertaking the activity, including using substances of lesser hazard, using smaller quantities of the hazardous substances, changing the site layout or adopting processes of lower risk.

22.1.14 Contaminated Land

- (i) The nature and extent to which the site is contaminated.
- (ii) The effectiveness of a health and safety plan which addresses:
 - (1) Avoidance of off-site effects;
 - (2) Site remediation measures;
 - (3) Measures to ensure the safe operation of the activity on the contaminated land;
 - (4) Consideration of alternative locations.
- (iii) The effectiveness of measures to avoid, remedy or mitigate potential adverse environmental effects arising from the escape of the contaminant(s).

22.1.15 Network Utilities and Meteorological Structures

- (i) The size and scale of proposed structures and whether they are in keeping with the size and scale of any existing development.
- (ii) Any statutory, operational, economic, technological or geographical reasons why the utilities including structures cannot be placed underground.
- (iii) The extent to which the design and appearance or location of new or additional network utilities, including associated structures, adversely affect:
 - (1) the safety and efficiency of the road network;
 - (2) the character, amenity values, including streetscapes, of the surrounding area;
 - (3) the values and attributes of any site or areas of natural and/or cultural heritage.
- (iv) Whether there are any significant demonstrable adverse effects on people's health and safety.
- (v) Whether alternative locations, routes or other options are economically, operationally, physically or technically practicable.

22.1.16 Roads, Intersections, Access, Parking & Loading Areas

- (i) The position and function of the road within the road hierarchy, the actual speed environment of the road, traffic volumes and any other factors that will affect congestion and conflict between vehicles.
- (ii) The vehicle type using the site, the time of day the site is inhabited and the anticipated vehicle generation.
- (iii) The extent to which the safety and efficiency of the road and rail network or the safety of road users may be adversely affected.

- (iv) Whether there will be any adverse effects on the safety of pedestrians using the roads, footpaths or vehicle crossings.
- (v) The adequacy of on site parking needed for the activity(s) and whether it can be demonstrated that less than normal demand is anticipated.
- (vi) Proposed methods for avoiding, remedying or mitigating any potential adverse effects including:
 - (1) Improving the visibility of vehicle crossing points;
 - (2) Alternative design, construction, or location;
 - (3) Alternative options for supplying the requisite vehicle parks.
- (vii) Whether parking can be provided on a nearby site, with the area occupied by parking being legally tied to the title of the application site.
- (viii) Whether there is sufficient off-street public parking in the vicinity.
- (ix) Whether the access, parking or loading would have an adverse effect on the special character or amenities of the site.
- (x) Whether the vehicle parking area can serve two or more individual activities which have different peak parking demands.
- (xi) Whether the parking demand can be accommodated on-street without generating adverse parking or environmental effects on other properties and activities.
- (xii) Any adverse visual effects on the amenity and character of surrounding allotments and the zone.
- (xiii) The details and outcome of any consultation undertaken with the Road Controlling Authority (New Zealand Transport Agency and/or District Council) and the rail premises owner and/or the railway access provider (ONTRACK).

22.1.17 **Outdoor Artificial Light**

- (i) The extent to which the light will adversely affect adjoining allotments.
- (ii) The impact of light direction on the safe and efficient operation of the road network.
- (iii) The extent to which the lighting(s) are is necessary for reasons of security, heritage, public amenity, or safety.
- (iv) The hours during which the lighting will operate.
- (v) Proposed methods to avoid, remedy or mitigate potential adverse effects including the height, orientation, angle, light colour temperature, and shielding of the light source.
- (vi) The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.
- (vii) For outdoor sports lighting, whether the lighting is consistent with the requirements of Australian Standard AS 2560 Guide to sports lighting.

22.1.18 **Coastal Environment**

- (i) The actual and potential effects of the location, type and density of subdivision and development on coastal amenity, landscape, open space, heritage values, ecological values, riparian management, foreshore management, and the natural character of the rural and coastal environment.
- (ii) Whether the subdivision/development introduces built structures to the coastal environment, and their effects on the open coastal vistas from public viewpoints, in particular where public roads are in close proximity to the coastal margin.
- (iii) The cumulative effects of subdivision and development on the coastal environment and the provision of infrastructure and services.
- (iv) The risks from natural hazards.
- (v) The extent to which public access is maintained and enhanced to the coast, including the provision of esplanade reserves.
- (vi) The extent to which the subdivision and development protects historic heritage, archaeological sites and waahi tapu sites.
- (vii) Whether the area is known for its importance as a food gathering or mahinga mataitai and/or mataitai area, and the development's effects on these areas.
- (viii) The extent to which a proposal on the landward side of MHWS will affect the coastal marine area.
- (ix) The extent to which the subdivision and development is consistent with the 'Caring for our Coast' Guidelines and any applicable Management/Structure Plan.

22.1.19 Goat Farming

- (i) The proximity of the site to Forest Parks and Conservation Areas, and whether the proposed site has a contiguous boundary or natural corridor with any land managed by the Department of Conservation.
- (ii) The effect of the activity on any aspect of the natural environment including ecosystems, soils, vegetation, wildlife habitats, water quality, historic sites and sites of significance to Tangata Whenua.
- (iii) The effects on indigenous vegetation and habitats including:
 - (1) The representativeness of the affected vegetation or habitat and its interrelationship with other habitats or areas of indigenous vegetation;
 - (2) Whether any affected area of vegetation is naturally occurring or has been artificially created;
 - (3) Whether the vegetation of habitat is uncommon in that part of the Wairarapa within which it is located;
 - (4) Adverse effects on the general occurrence of the species in the Wairarapa, and on landscape amenity values; and
 - (5) Whether any measures are proposed to avoid or mitigate any adverse effects and protect or enhance natural and physical resources.
- (iv) The ability to confine goats within the site, including the suitability of fencing (having regard to "The New Zealand Recommended Code of Practice for Goat Farming": Mohair New Zealand 2000).

22.1.20 Wind Energy Facilities

- (i) The landscape and visual effects of the proposal, including:
 - (1) The extent to which the proposal will adversely affect rural character, views from residences, key public places, including roads, and recreation areas.
 - (2) The visibility of the proposal, including the number of turbines and their height.
 - (3) The extent to which the proposal will adversely affect the natural character of the coastal environment, waterbodies, and outstanding landscape or natural features.
 - (4) The extent to which any aspects of the proposal can be sited underground.
- (ii) The ecological impact of the proposal, including the extent of disruption to vegetation and habitat, any impacts on waterways, and the likely effect on birds and other fauna.
- (iii) The effects on heritage, cultural, geological and archaeological values and sites.
- (iv) The effects of traffic and vehicle movements.

- (v) The actual or potential noise effects of the construction, development and operation of the wind energy facilities, including particular consideration of the special audible characteristics, and the proximity to and effect on settlements

or dwellings, and the ability to meet NZS 6808:1998 “Acoustics – The Assessment and Measurement of Sound from Wind Turbine Generators; and other relevant standards such as NZS 6803:1999 “Construction Noise””.

- (vi) The extent to which the proposal will adversely affect amenity values of the surrounding environment, including the effects of electromagnetic interference to broadcast or other signals, blade glint and shadow flicker.
- (vii) The extent of any earthworks, including the construction of access tracks, roads and turbine platforms.
- (viii) The cumulative effects of the proposal.
- (ix) The benefits to be derived from renewable energy.
- (x) Mitigation and rehabilitation works.
- (xi) Operational and technical considerations.

22.1.21 Activities, including subdivision, near High Voltage Transmission Lines

- (i) The extent to which the subdivision/building design mitigates the effects of the lines (e.g. siting of buildings, roads, reserves).
- (ii) The ability for continued access to existing transmission lines for maintenance, inspection and upgrading.
- (iii) The minimisation of risk or injury and/or property damage from such lines.
- (iv) The extent to which potential adverse visual effects are mitigated through the location of building platforms.
- (v) The extent to which any earthworks and other activities comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- (vi) The nature and location of any proposed vegetation to be planted in the vicinity of transmission lines.
- (vii) The outcome of any consultation with the affected utility operator.

22.1.22 Future Development Area

- (i) Compatibility and connectivity of the proposed development with the surrounding environment.
- (ii) The effects of traffic and vehicle movements.
- (iii) The effects on infrastructure and its efficient use and development, including the capacity safety and efficiency of the roading and rail network, and the ability of the area’s utility services to function efficiently.
- (iv) The effects on natural features, natural character, historic heritage, waahi tapu and archaeological sites.
- (v) The risks where land is subject to natural hazards, and how the risks of the hazards are to be effectively avoided, remedied or mitigated.

- (vi) Whether any reserve sensitivity issues are likely to be experienced with the proposed activities within the Future Development Area, and if so, the extent to which the Development Concept Plan mitigates the associated effects.
- (vii) The extent to which the Development Concept Plan is consistent with any Structure Plan for the area.

22.1.23 Aerodrome Protection

- (i) The proposed location of any noise sensitive activity in relation to airport activities.
- (ii) Potential effects arising from the proximity of the airport, aircraft approach/takeoff paths, lead-in lighting, navigational aids, and the potential of buildings or structures to create glare, electromagnetic interference, smoke, mechanical turbulence, other adverse effects.
- (iii) Potential effects of airport operations, in particular noise, and health and safety effects from low flying aircraft, on any noise sensitive activity.
- (iv) Consideration of the operational requirements of the airport, particularly aircraft take-off and landing approaches, helicopter hover points, and aircraft using navigational aids/lighting.
- (v) Proposed methods for avoiding, remedying or mitigating potential adverse effects of air noise, such as insulation, shielding or barriers.

22.1.24 Helicopter Landing Areas

- (i) The frequency and hours of flight operations.
- (ii) The extent to which the helicopter depot and flight operations will have an adverse effect, such as noise, light and dust effects, on adjacent activities.
- (iii) The necessity to locate on the site and the availability and feasibility of other alternatives.
- (iv) The ambient sound level and the impact of any cumulative increase.
- (v) The contrasts between the predicted noise of the proposed activity and the existing noise environment in terms of level, character, duration and timing.
- (vi) The level by which noise standards will be exceeded, and its duration, particularly during the hours of darkness.
- (vii) Whether the noise will detract from the amenity or general environmental quality of the surrounding zone.
- (viii) Proposed methods for avoiding, remedying or mitigating potential adverse effects including insulation, shielding and barriers.
- (ix) Use of protocols, codes of practice and industry guidelines.

22.2 Consents under Zone Rules

Note: These criteria are not exclusive as other criteria may be considered when assessing discretionary and non-complying activities.

22.2.1 Development

- (i) Whether the desired environmental outcome achieves a consistent and appropriate standard of infrastructure, such as through compliance with NZS 4404: 2004 Land Development and Subdivision Engineering, and NZS HB 44:2001 Subdivision for People and the Environment.
- (ii) Whether the development has the potential to result in reverse sensitivity effects in relation to adjoining and nearby activities, and any provision to avoid, remedy or mitigate such effects.

22.2.2 Building Height

- (i) The extent to which the extra height will:
- (ii) Adversely affect the character and visual amenity of the surrounding zone and any site, feature, building or object listed in the Schedule of Natural and Cultural Heritage Sites;
 - (1) Reduce the privacy of adjoining allotments;
 - (2) Have an overbearing effect on proximate sites.
- (iii) Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:
 - (1) The extent to which topography, landscape plantings or setbacks can mitigate the adverse effects of additional heights.

22.2.3 Height to Boundary

- (i) The additional shading from the projection, including the amount of shadow cast and the period of time adjacent allotments are affected.
- (ii) The nature of the activities undertaken on any affected allotments.
- (iii) The necessity for the projection due to the shape, nature or physical features of the allotment.
- (iv) The loss of privacy for adjoining allotments from the projection.
- (v) Proposed methods for avoiding, remedying or mitigating any potential adverse effects including screening, planting or alternative designs.
- (vi) Any adverse effect on the values of any adjoining property listed in the Schedule of Natural and Cultural Heritage Sites.

22.2.4 Building Setback

- (i) The extent to which the reduced setback will:
 - (1) adversely affect public areas, the streetscape and openness of the area;
 - (2) decrease privacy to, or visually dominate, adjoining or adjacent property;
 - (3) limit vehicle visibility and safety on the subject site and adjoining allotments.
- (ii) The extent to which the reduced setback is necessary due to the shape or physical features of the allotment.
- (iii) Proposed methods for avoiding, remedying or mitigating potential adverse effects including:
 - (1) the ability of existing topography or vegetation to mitigate adverse effects on the streetscape and public areas;
 - (2) screening, planting and alternative design.

22.2.5 Noise

- (i) The ambient sound level and the impact of any cumulative increase.
- (ii) The contrasts between the predicted noise of the proposed activity and the existing noise environment in terms of level, character, duration and timing.
- (iii) The level by which noise standards will be exceeded, and its duration, particularly during the hours of darkness.
- (iv) The nature and location of nearby activities and the adverse effects of any increased noise upon them.
- (v) Whether the noise will detract from the amenity or general environmental quality of the surrounding zone.
- (vi) The site topography and any influence this may have on noise conveyance.
- (vii) Proposed methods for avoiding, remedying or mitigating potential adverse effects including insulation, shielding and barriers.
- (viii) Use of protocols, codes of practice and industry guidelines and any relevant New Zealand Standards for the assessment of noise.

22.2.6 Bird Scaring Devices

- (i) Whether there is an operational necessity to operate the bird scaring device above the limits provided and, if so, whether:
 - (1) Mitigation measures are adequate to ensure that there are no potential adverse health effects. These mitigation measures may include shielding of devices, selection of the most appropriate type or types of device, and location and position of device/s;

- (2) Hours of operation;
- (3) Protocols, codes of practice and industry guidelines are used;
- (4) Amenity values for neighbours have been maintained;
- (ii) Consideration of the cumulative effects of multiple bird scaring devices;
- (iii) Proximity to residential area;
- (iv) Presence of topographic features enhancing propagation of sound;
- (v) Availability of inaudible or less noisy devices;
- (vi) Unsuitability of the site due to high bird pest population;
- (vii) Likelihood of use of public places where 90 dB ASEL limits otherwise restrict use of devices.

22.2.7 Frost Protection Devices

- (i) Whether there is an operational necessity to operate the frost protection device above the limits provided and, if so, whether;
 - (1) Mitigation measures are adequate to ensure that there are no potential adverse health effects. These mitigation measures may include shielding of devices, selection of the most appropriate type or types of device, and location and position of device/s;
 - (2) Hours of operation;
 - (3) Protocols, codes of practice and industry guidelines are used;
 - (4) Amenity values for neighbours have been maintained;
- (ii) Consideration of the cumulative effects of multiple frost protection devices;
- (iii) Proximity to residential areas;
- (iv) Presence of topographic features or predominant climatic characteristics enhancing propagation of sound;
- (v) Availability of inaudible or less noisy frost mitigation devices;
- (vi) The unsuitability of the site due to being frost prone.

22.2.8 Relocated Buildings

- (i) The proposed location of the building on the site.
- (ii) The building's current condition and design, any proposed changes to it, and the suitability of those changes to the visual amenities of the proposed location.
- (iii) The visual character and external appearance of the building, its proposed surroundings and its visibility from off-site, including landscaping.
- (iv) The route to be taken when transporting the building.

- (v) The reinstatement work to be completed.
- (vi) The time frame for completion of specified external reinstatement work.

22.2.9 Vehicle Movements

- (i) The effect on the road network's safe and efficient operation within the area, including cumulative effects and the degree to which the existing traffic flow and type will be affected by the potential traffic generated.
- (ii) Detraction from the adjoining allotments and the zone's amenity in such matters as odour, noise, glare and dust as a result of increased vehicle movements.
- (iii) The necessity for road upgrading to accommodate the increased traffic.
- (iv) The location of the unformed part of the legal road and the position of the formed carriageway.
- (v) Proposed methods to avoid, remedy or mitigate potential adverse effects, and the degree to which they would be successful.
- (vi) The effect on the rail network's safe and efficient operation within the area, including the cumulative effects of vehicle movements on road/rail level crossings.

22.2.10 Signs

- (i) The location (outside of or within the site), design and appearance of the sign.
- (ii) Whether the proposed sign will be visibly obtrusive, particularly from roads or public areas in the vicinity.
- (iii) Effects on the streetscape's openness and attractiveness.
- (iv) Effects on the amenity of adjoining allotments, including artificial light and glare.
- (v) The extent to which any illuminated sign will contribute to skyglow and adversely affect the quality of viewing the night sky.
- (vi) Necessity of the sign to direct people to the activity.
- (vii) Effects on the safe and efficient operation of the road, rail and pedestrian networks, including possible distraction or confusion.
- (viii) Compatibility with the scale, character, nature and proximity of other signage within the area.

22.2.11 Earthworks

- (i) Noise, silt and dust emanating from the earthworks, and effects on proximate allotments and public areas.
- (ii) The time period when the soil will be exposed.

- (iii) Proposed methods and timing to avoid, remedy or mitigate potential adverse effects including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation.

22.2.12 Stormwater

- (i) Whether there will be actual or cumulative adverse effects resulting from additional private connections on the stormwater reticulation system.
- (ii) Whether the stormwater reticulation system will require upgrading if additional private connections are made.
- (iii) Proposed methods to avoid, remedy or mitigate potential adverse effects of on-site stormwater disposal.

22.2.13 Shop Frontage

- (i) Whether building design will mitigate the visual effects of a reduced area of display windows.
- (ii) The compatibility of the building with the character of the surrounding area.
- (iii) Proposed methods to avoid, remedy or mitigate potential adverse effects.

22.2.14 Verandahs

- (i) The effects of an alternative design on the character of the area.
- (ii) The effect of an alternative design on pedestrian safety, vehicle traffic and pedestrian weather protection.
- (iii) Proposed methods to avoid, remedy or mitigate potential adverse effects.

22.2.15 Plantation Forestry

- (i) Whether there are adverse effects on the surrounding environment, surrounding allotments, or the adjoining road, including shading, weed growth, or effects at the time of harvest.
- (ii) Factors in the surrounding environment and whether topographical features increase separation; for example, a river.
- (iii) Proposed methods for avoiding, remedying or mitigating potential adverse effects, and the degree to which they would be successful.

22.2.16 Intensive Farming

- (i) Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful.
- (ii) Detraction from the adjoining allotments and the Rural Zones amenity in such matters as odour, noise, glare and dust as a result of the activity.

22.2.17 Greytown Villas Character Area

- (i) The extent to which all buildings and site development conform with the indicative Concept Plan in [Appendix 9](#), which shows the broad overall concept for the development of Greytown Villas (including stages of development).
- (ii) The extent to which the development maintains the integrity of the overall landscape and amenity values of the area.
- (iii) The safety, effectiveness and efficiency of utilities and services.
- (iv) The compatibility of new buildings with existing buildings in terms of design and appearance.
- (v) The extent to which the needs of retirees are met by:
 - (1) Siting new residential villas so that their principal rooms (lounge and main bedroom) are generally oriented between 270° and 45°;
 - (2) Spacing external walls with windows to habitable rooms a minimum of 5 metres apart;
 - (3) Ensuring the minimum distance between the main glazing of the main living room and the windows to secondary rooms of another unit is generally at least 7 metres.
- (vi) Whether the external appearance of buildings relocated to the Greytown Villas Character Area are compatible with the existing character and amenity of the area, and whether any adverse effects on amenity values are adequately mitigated.
- (vii) Whether buildings and land for advanced residential health care purposes, grounds maintenance and community facilities are generally located within the areas indicated for such purposes in the Indicative Concept Plan in [Appendix 9](#).
- (viii) The extent to which buildings and land for advanced residential health care and community facilities are designed to be compatible with the existing character and amenity of the area, and provide for the needs of retirees.
- (ix) The relationship of the facilities with the surrounding open space and residential uses, and the use of planting and landscaping to maintain and enhance the amenity values of the site and the vicinity.

22.2.18 Jellicoe Residential Character Area

- (i) Land use activities should generally occur according to the layout, scale and location as shown on the Jellicoe Residential Area Structure Plan in [Appendix 10](#).
- (ii) Development should not compromise the integrity of the overall landscaping of the area, and the safety, effectiveness and efficiency of utilities and services.
- (iii) The relationship of the activity with land uses on adjacent properties. Land use activities should maintain the amenity values of properties adjoining and within the Jellicoe Residential

Character Area, and provide effective visual screening for residential uses.

- (iv) The design of any buildings should be consistent with the design of other buildings within the Jellicoe Residential Character Area.
- (v) The relationship of the activity with the safety and efficiency of the roading and pedestrian network.

22.2.19 Carterton Character Area

- (i) The extent to which the proposal 'fits' and conforms to the principles of the Carterton Character Area Design Guide (Refer [Appendix 7](#)).
- (ii) The degree to which the proposed development affects the amenity values associated with the Character Area.

22.2.20 Waingawa Industrial Area

- (i) The extent to which vehicle movements from the development effects the safe and efficient operation of the transportation network, in particular State Highway 2, 53 and the Wairarapa Railway.
- (ii) The extent of effects on infrastructure and its efficient use and development, including the capacity and safety of the roading and rail networks, and the ability of the area's utility services to function efficiently.
- (iii) Whether the buildings, structures and any outdoor areas can be effectively screened from neighbouring rural properties and public roads outside of the Industrial area.
- (iv) Whether the effects of noise, dust and odour can be effectively contained within the development site.
- (v) The extent to which the development adversely affects the values of the natural areas, in particular the Waingawa Swamp.
- (vi) The extent to which the development is consistent with the Waingawa Industrial Area Structure Plan and Waingawa Structure Plan Design Guide in [Appendix 12](#).
- (vii) Whether existing vegetation is retained and enhanced to reduce the visual bulk of buildings and the density of development.
- (viii) Whether planting and landscape treatment should be used elsewhere onsite to reduce the visual bulk of buildings and the density of development.

Plan Change 1

- (ix) Whether loading and entrance areas are to be screened from rural areas and public roads, using planting and/or solid structures.
- (x) Whether the southwestern boundary (adjoining Wiltons Road) is to be planted in a manner that, on maturity, provides effective visual screening of the site from the adjoining rural land.
- (xi) Whether the boundary adjoining State Highway 2 is to be planted in a manner that, on maturity, provides an effective avenue of trees along the edge of the road, as well as other planting that may be necessary to provide an effective visual softening of buildings from the road, subject to the provisions of adequate sightlines for vehicle egress and exit onto State Highway 2.
- (xii) Whether the buffer planting, on maturity, provides effective visual screening of the site from adjoining rural land.

22.2.21 Carterton South Structure Plan Area

- (i) The extent to which the development is consistent with the Carterton South Structure Plan in Appendix 14 and the outcomes sought by the Carterton South Structure Plan Report to the Carterton District Council dated September 2009.
- (ii) Whether proposed buildings close to or on the proposed road alignments would compromise or jeopardise the long-term efficient connection of the transport network.

22.2.22 Opaki Special Management Area

- (i) General Development
 - (1) Whether the height of new buildings or changes to existing buildings is generally within the height of existing buildings within the zone.
 - (2) Whether the design and appearance of new buildings includes some residential design elements in terms of roof shapes, variety in cladding, variety in external appearance (including recessed or projecting surfaces, window shapes), and other design elements.
 - (3) Whether planting and landscaped treatment is used elsewhere onsite to reduce the visual bulk of buildings and the density of development.
 - (4) Whether there is existing or proposed effective screening from any residential area.
- (ii) Building Design
 - (1) Whether the cladding and/or colour of buildings is compatible with the predominant landscape colours (i.e., greens and browns).
 - (2) Whether the design and appearance of new buildings includes some residential design elements in terms of roof shapes, variety in cladding, variety in external appearance (including recessed or projecting surfaces, window shapes), and other design elements.
 - (3) Whether new buildings avoid creating excessively long facades facing the reserve and any residentially zoned site.
 - (4) Whether design techniques are used on any façade facing the reserve or residentially zoned site to provide shape and depth to walls and a variety of relief and texture, such as using one or a combination of structural design elements, cladding and colour variations.
- (iii) Screening and Landscape Treatment

- (1) Whether landscaping is to be used in conjunction to provide screening and/or enhance the visual appearance of buildings (such as the use of creepers on walls).
 - (2) Whether loading and entrance areas are to be screened from residential areas, using planting and/or solid structures.
 - (3) Whether the southeastern boundary (adjoining the reserve) is to be planted in a manner that, on maturity, provides effective visual screening of the site from the reserve and any actual or potential residential property to the southeast.
 - (4) Whether the northwestern boundary (adjoining State Highway 2) is to be planted in a manner that, on maturity, provides an effective avenue of trees along the edge of the road, as well as other planting that may be necessary to provide an effective visual screening of buildings from the road, subject to the provisions of adequate sightlines for vehicle egress and exit onto State Highway 2.
 - (5) Whether earth-mounding is to be used to supplement the use of planting for screening and landscape treatment.
 - (6) Whether planting is to be used along buildings to reduce the visual extent of external facades and the bulky appearance of buildings, and to provide visual interest and variation.
 - (7) Whether landscape treatment is to be used elsewhere on-site to reduce the visual bulk of buildings and the density of development.
- (iv) Amenity
- (1) Whether any signs are obscured or screened from any residential area.
 - (2) Whether any signs will be obtrusive to the view from any residential area.
- (v) Operational
- (1) Whether there are practical methods for mitigating the off-site adverse effects of any noise or light source to reasonable levels.

22.2.23 Bidwills Park Industrial Park Zone

Plan Change 3858

- (i) Screening and Landscape Treatment
 - (1) Whether any departure from the landscaping plan would provide the equivalent level of screening as viewed from adjoining sites, State Highway 2 and Bidwills Cutting Road.
- (ii) Buildings
 - (1) Whether the additional height of buildings is mitigated through the buildings location within the sites (i.e. more central) and/or through additional landscape plantings.
 - (2) Whether additional building bulk is mitigated by greater openness elsewhere within the site or through additional landscape plantings.