

Appendix C

Assessment Criteria

Chapter 4 - Settlements

4.24 Assessment criteria - applicable to all zones

3. Height

- (a) The extent to which the proposed buildings will be compatible with the scale of other buildings in the surrounding area;*
- (b) The effect of the increased height in terms of visual dominance by buildings of the outlook from other sites, roads and public open spaces in the surrounding area, which is out of character with the local environment;*
- (c) The extent to which the increased height would have an adverse effect on the sites in the surrounding area in terms of loss of privacy through being overlooked from neighbouring properties;*
- (d) The extent to which the proposed building will overshadow adjoining sites and result in reduced sunlight and daylight admission;*
- (e) The ability to mitigate any adverse effects of increased height, such as through increased separation distances between the building and adjoining sites or the provision of screening;*
and

5. Noise

- (a) That the proposed noise levels will not create a nuisance to any person;*
- (b) That the frequency and duration of the proposed noise above the level in the District Plan is insufficient to cause a significant adverse effect on the amenities of the surrounding sites;*
- (c) The necessity for the frequency, duration and level of noise, having regard to the best practicable options, the nature of productive rural activities in the rural areas, and other land use activities within the locality;*
- (d) That the proposed noise levels will not adversely affect the health and safety of any person; and*
- (e) Any recommendations from a suitably qualified person(s).*

11. Recreation activities

- (a) The extent to which any recreational activity will result in levels of traffic and/or pedestrian activity which are incompatible with the character of the surrounding township, and the extent to which the proposal will add to the recreational opportunities of the area;*
and
- (b) The extent to which any proposed recreational building will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.*

12. Traffic generation

- (a) Any adverse effects in terms of noise and vibration from vehicles entering or leaving the site or adjoining road, which is incompatible with the noise levels acceptable in the area;*
- (b) Any adverse effects in terms of glare from headlights of vehicles entering or leaving the site which is an intrusion for residents or occupants of adjoining residential sites;*

- (c) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road;*
- (d) Any cumulative effect of traffic generation from the activity in conjunction with the traffic generation from other activities in the area; and*
- (e) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or the provision of screening.*

17. Hanmer Basin

(a) General

- (iii) That the design and location of any proposed building is in sympathy with the environment and that the view of the building from any roads, or surrounding areas is not considered to detrimentally affect the visual amenity of the area;*
- (iv) The extent to which the proposal promotes the overall alpine character of Hanmer Springs;*
- (v) The extent to which an activity will preserve trees, retain open spaces of importance and introduce new tree species;*
- (vi) The extent to which any proposal promotes pedestrian safety and convenience;*
- (vii) The extent to which any prominent skylines, ridgelines and natural features are protected;*
- (viii) The extent to which any activity will result in levels of traffic which are incompatible with the character of the surrounding area;*

Chapter 8 – Transportation

8.5 Assessment criteria

(c) Parking standards

Whether:

- (i) Parking can be provided on a nearby site, with the area occupied by parking being legally tied to the title of the application site;*
- (ii) A cash payment in lieu of parking would be appropriate to the circumstances;*
- (iii) There is sufficient off-street public parking in the vicinity;*
- (iv) The provision of parking would have an adverse effect on the special character or amenities of the site;*
- (v) It can be demonstrated that the specified standard is inappropriate in the particular circumstances;*
- (vii) The parking demand can be accommodated on-street without generating adverse parking or environmental effects on other properties and activities;*

Chapter 13 – Biodiversity

13.5 Assessment criteria

In addition to the matters contained in the RMA (including section 104 and Part 2), the Council will also have regard to the relevant assessment criteria below when considering a resource consent application.

- 1. The relevant matters stated for the consideration of any restricted discretionary activity.*
- 2. Whether the proposed activity would be inconsistent with the objectives and policies pertaining to ecosystems and indigenous biodiversity.*
- 3. The degree to which any adverse environmental effects on ecological systems are to be remedied or mitigated.*
- 4. The extent to which any ecological values will be maintained and enhanced.*

5. *Whether the degree of non-compliance with any particular standard is minor, having regard to the purpose of that standard or whether it is unreasonable to require compliance with the standard in the circumstances.*
6. *Whether there are special environmental considerations, including preservation of the natural character of the area, or the enhancement of the neighbourhood environment quality.*
7. *Whether conditions can be imposed to avoid or mitigate any adverse environmental effects of the proposal resulting from the non-compliance with any standard.*
8. *The outcome of any recommendations made by a relevant expert, based on the effects on the ecosystems, biodiversity, natural character or values.*
9. *The outcome of any consultation undertaken with the Regional Council, the Department of Conservation, iwi or any other organisation, including any recommendations made by those parties.*
11. *In considering biodiversity offsets the NZ Government Guidance on Good Practice Biodiversity Offsetting in New Zealand, August 2014 (or its successor) should be taken in to account.*
12. *Any technical and operational constraints and route, site and method selection process.*
13. *The benefits that the activity provides to the local community and beyond.*

Chapter 15 – Natural Hazards

15.5 Assessment Criteria

1. *The probability and possible magnitude of the event;*
2. *The type, scale and distribution of any potential effects of the hazards;*
3. *The nature of the activity and the degree to which it may increase the potential risk to human life, property or the environment;*
4. *Any recommendations from a qualified professional such as a specialist engineering geologist or geotechnical engineer;*
5. *The outcome of any consultation with the Canterbury Regional Council and any recommendations resulting from that consultation;*
6. *The extent to which a proposed development meets the objective, functional requirement and performance provisions of the New Zealand Building Code; and*
7. *Anticipated natural hazard damage and costs and the estimated benefits to the community of the proposed development. (Costs and benefits to take into account both monetary and non-monetary costs and benefits).*