

Appendix 9

Assessment Criteria

The proposed development of 47 Dip Road to develop 95 residential allotment subdivision and other associated works, is a restricted discretionary activity (as detailed in the AEE).

With respect to Section 95D(c) (deciding whether an activity will have or is likely to have adverse effects) Council:

c. in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and

With respect to 95E(2)(b) (for limited notification deciding whether a person is an affected person) assessing an activity's adverse effects on a person Council:

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

Relevant matters of control and discretion are assessed as follows:

Matters of Discretion	
General Residential Zone	Discussion
<p>GRZ-R4 Building and Major Structure Setbacks</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. Effects of shading and visual dominance on adjoining properties. 3. Impacts on the amenity of any adjacent public walkway. 4. Where GRZ-R4.1(a) is infringed, the effects on the: a. Streetscape character anticipated within the General Residential Zone. b. Safety and efficiency of the adjacent transport network 	<p>The proposed retaining walls will be located within the Dip Road boundary and the norther site boundary in proximity to the access leg into the reservoir.</p> <p>The proposed retaining walls will not result in any impact to neighbouring outlook and privacy, shading or visual dominance of adjoining properties.</p> <p>The retaining will not result in any impact to adjacent public walkways.</p>
Transport	Discussion
Subdivision	
<p>TRA-R14 Subdivision</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Effects on the road network in the vicinity due to increased traffic from the subdivision. 2. The need for footpaths, kerb and channel on roads in the vicinity, including for stormwater management. 3. The adequacy of the access for the anticipated use. 4. The ability of the access to contain required services. 5. Traffic safety and visibility. 	<p>Matters of control:</p> <ol style="list-style-type: none"> 1. Effects on the road network have been considered in the Integrated Transport Assessment (Appendix 4). 2. Footpaths, kerb and channel have been provided in the proposed development. 3. The Integrated Transport Assessment concludes that the proposed access is adequate. 4. All services can be accommodated within the proposed road network. 5. The proposed road network, intersection with Dip Road and connection to Tuatara

Matters of Discretion

6. Type, frequency and timing of traffic.
7. Access design, and number and location of vehicle crossings.
8. Design and construction of any bridges or culverts.
9. The construction and maintenance of new vehicle crossings or alterations to existing vehicle crossings where proposed as part of the subdivision.
10. Where relevant, the provision, location, design, capacity, connection, upgrading, staging and integration of transport infrastructure.
11. Pedestrian and cycle connections to public roads from existing reserves and/or pedestrian accessways, especially where the connection will provide a significantly shorter distance.
12. Design of pedestrian and cycle connections to ensure ease of use, accessibility and safety.
13. In the Rural (Urban Expansion) Zone, the protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future transport infrastructure.

Matters of discretion:

1. The matters of control listed in TRA-R14.
2. Location, size and design of vehicle crossings and access.
3. The safety and efficiency of the transport network for vehicles, pedestrians and cyclists.
4. Effects on the future growth or expansion of the transport network.
5. The extent to which the subdivision impacts on the future ability to form a road or access within an indicative road or strategic road protection area, and any mitigation to not preclude that future formation.
6. The adequacy of the access for the anticipated use.
7. The ability of the access to contain required services.

Drive will ensure traffic safety and visibility as confirmed in the Integrated Transport Assessment.

6. Type, frequency and timing of traffic is addressed in the Integrated Transport Assessment.
7. Assess and road design are detailed in the engineering plans (**Appendix 3**).
8. N/A
9. N/A
10. Provision, location, and design of roading and footpath infrastructure are detailed in **Appendix 3** and **Appendix 4**.
11. The proposal includes footpaths within the development, a footpath within the link road reserve between Tuatara Drive and Dip Road and a pedestrian path within the reserve adjacent to Waitaua Stream Upgrading of the footpath along the length of the site frontage within Dip Road.
12. Design detailed in **Appendix 3**.
13. N/A.

Matters of Discretion:

1. As above.
2. As above.
3. Detailed in the Integrated Transport Assessment.
4. The Integrated Transport Assessment concludes that the proposed development will not have adverse effects to the future growth or expansion of the transport network.
5. N/A
6. As above.
7. As above.

Three Waters Management

Discussion

Stormwater

TWM-R2 Subdivision

Matters of discretion:

1. Adverse effects on existing reticulated stormwater networks.
2. The capacity of existing reticulated stormwater networks and whether the servicing needs of the

1. The Integrated Three Waters Assessment (**Appendix 5**) concludes that the proposed development will result in no adverse effects to the existing reticulated stormwater network.

Matters of Discretion

proposal require upgrades to existing infrastructure.

3. Feasibility of connection to and logical extension of the existing reticulated stormwater networks.
4. Adverse effects on the surrounding environment and neighbouring properties from the collection, treatment and disposal of stormwater.
5. The efficient provision of services to the land being subdivided and to nearby land that might be subdivided in the future.
6. The appropriate level of attenuation within the allotment based on surrounding and downstream flooding risks.
7. The ability of the stormwater system to ensure that the peak discharge flow rates from the allotment are not increased beyond the levels that exist prior to the proposed subdivision and future land uses (except in circumstances where that is not appropriate).

2. The existing reticulated system has capacity to accommodate the proposal, subject to provision of the proposed onsite pond.
3. Refer to the Integrated Three Waters Assessment (**Appendix 5**).
4. The proposed stormwater system will result in positive effects to the environment and neighbouring properties reducing potential of down stream flooding and treating the water before entering the Waitaua Stream.
5. The subject site is located at the edge of the General Residential Zone, the site is bound by road, reserve and reservoir with no development potential.
6. The Integrated Three Waters Assessment concludes that the proposal will have positive effects on downstream flooding risks.
7. The Integrated Three Waters Assessment concludes that the peak discharge flow rate will not be increased.

Wastewater

TWM-R3 Subdivision

Matters of discretion:

1. Adverse effects on existing reticulated wastewater networks.
2. The capacity of existing reticulated wastewater networks and whether the servicing needs of the proposal require upgrades to existing infrastructure.
3. Feasibility of connection to and logical extension of the existing reticulated wastewater networks.
4. Provision of wastewater collection, treatment and disposal.
5. Adverse effects on the surrounding environment and neighbouring properties from the collection, treatment and disposal of wastewater.
6. The efficient provision of services to the land being subdivided and to nearby land that might be subdivided in the future.

1. The Integrated Three Waters Assessment (**Appendix 5**) concludes that the proposed development will result in no adverse effects to the existing reticulated wastewater network.
2. The existing reticulated system has capacity to accommodate the proposal.
3. Refer to the Integrated Three Waters Assessment (**Appendix 5**).
4. Each allotment will be connected to the public reticulated network.
5. The proposal will not have adverse effects to the surrounding environment.
6. The subject site is located at the edge of the General Residential Zone, the site is bound by road, reserve and reservoir with no development potential.

Water Supply

TWM-R4 Subdivision

Matters of discretion:

1. Adverse effects on existing reticulated water supply networks.
2. The capacity of existing reticulated water supply networks and whether the servicing needs of the proposal require upgrades to existing infrastructure.

1. The Integrated Three Waters Assessment (**Appendix 5**) concludes that the proposed development will result in no adverse effects to the existing reticulated water network.
2. The existing reticulated system has capacity to accommodate the proposal, subject to provision of the proposed onsite pond.

Matters of Discretion	
<p>3. Feasibility of connection to and logical extension of the existing reticulated water supply networks.</p> <p>4. Provision of suitable drinking water.</p> <p>5. The efficient provision of services to the land being subdivided and to nearby land that might be subdivided in the future.</p>	<p>3. Refer to the Integrated Three Waters Assessment (Appendix 5).</p> <p>4. All allotments proposed will have connection to reticulated water supply.</p> <p>5. The subject site is located at the edge of the General Residential Zone, the site is bound by road, reserve and reservoir with no development potential.</p>
Subdivision	Discussion
<p>SUB-R2 Any Subdivision</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The effect of the design and layout of the allotments and whether it enables the efficient use of land. The effects of infrastructure and servicing. The matters of discretion of the relevant zone land use rule that is infringed. Matters listed in the How the Plan Works Chapter, HPW-R9. 	<ol style="list-style-type: none"> The proposed subdivision design provides for an efficient use of land in accordance with the residential density anticipated in the General Residential Zone. As above. As below. As below.
<p>SUB-R5 Subdivision in the General Residential and Neighbourhood Centre Zone</p> <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> Matters listed in the How the Plan Works Chapter, HPW-R9. The ability of future buildings and access to comply with the relevant district wide and zone rules. The location and design of allotments to enable efficient use of land. 	<ol style="list-style-type: none"> As below. The proposed allotments are all of sufficient size and shape to allow for future development in accordance with General Residential Zone permitted activity bulk and location rules. The proposed subdivision design provides for an efficient use of land in accordance with the residential density anticipated in the General Residential Zone.
Earthworks	Discussion
<p>EARTH-R1 Earthworks Associated with Subdivision</p> <p>Matters of control:</p> <ol style="list-style-type: none"> Effects on the stability and safety of surrounding land, buildings and structures, including infrastructure. Protocol for accidental discovery of kōiwi, archaeology and artefacts of Māori origin. Appropriate methods to avoid, or where avoidance is not possible, contain or control the spread of plant pathogens. Building and access location, scale and design. The adequacy of the site suitability report and any further information provided through the consent process and any conditions, recommendations and development restrictions. 	<ol style="list-style-type: none"> The Geotechnical Report (Appendix 6) concludes that the proposed development will result in no adverse effects to the stability of surrounding land, buildings and structures. The applicant will adhere to the accidental discovery protocol. N/A Refer to above. The Geotechnical Report (Appendix 6) is adequate.
Critical Electricity Lines and Substations	

Matters of Discretion

CEL.1.4.1 Restricted Discretionary Activities – Subdivision

When considering any restricted discretionary activity under CEL.1.3 and CEL.1.4, discretion will be restricted to:

- i. the safe and efficient operation and maintenance of the electricity supply network, including:
 - a. The use, design and location of buildings and major structures (excluding minor buildings); and
 - b. The mature size, growth rate, location, and fall zone of any associated tree planting, including landscape planting and shelterbelts; and
 - c. Compliance with NZECP 34:2001; and
 - d. Effects on public health and safety; and
 - e. Effects on access to CEL’s, designated substations and associated infrastructure for maintenance purposes.

- a. The existing CEL will be relocated to sit within the road reserve, underground. Future built development within the proposed allotments will be setback sufficiently to ensure safe and efficient operation of the CEL.
- b. N/A
- c. The proposed CEL will be located underground which will ensure compliance.
- d. The proposed CEL will be located underground which will ensure public health and safety.
- e. The proposed CEL will be located within the proposed road reserve providing for access to the CEL.

Additional Matters Over Which Control Has Been Reserved or Discretion

Restricted:

- a. Financial contributions in the form of money or land, or a combination of these.
- b. Bonds or covenants, or both, to ensure performance or compliance with any conditions imposed.
- c. Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, the protection of Significant Ecological Areas or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects.
- d. Administrative charges to be paid to the Council, in respect of processing applications, administration, monitoring and supervision of resource consents, and for the carrying out of the Council's functions under Section 35 of the Resource Management Act 1991.
- e. The duration of a resource consent, under Section 123 of the Resource Management Act 1991.
- f. Lapsing of a resource consent, under Section 125 of the Resource Management Act 1991.
- g. Change and cancellation of a consent, under Sections 126 and 127 of the Resource Management Act 1991.

- a. N/A
- b. No bonds or covenants are necessary.
- c. As detailed in the AEE, reserve area is proposed to protect Waitaua Stream and native vegetation.
- d. As necessary.
- e. Standard duration.
- f. N/A.
- g. N/A
- h. Standard review clause.

Matters of Discretion

<ul style="list-style-type: none"> h. Notice that some, or all conditions, may be reviewed at some time in the future, under Section 128 of the Resource Management Act 1991. i. Whether any subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under Section 134 of the Resource Management Act 1991. j. The matters on which conditions can be imposed under Section 220 of the Resource Management Act 1991. These include: esplanade reserves and strips, amalgamation of land, holding parcels in same ownership, design of structures, protection against Natural hazards, filling and compacting of land, and creation or extinguishing of easements. k. Consent notices to secure compliance with continuing conditions, under Section 221 of the Resource Management Act 1991. l. The design, size, shape, gradient and location of any allotment. m. The location of vehicle crossings, access or rights-of-way and proposed allotment boundaries so as to avoid ribbon development. n. Location of existing buildings, access and manoeuvring, and private open space. o. The location of proposed allotment boundaries and building areas so as to avoid potential conflicts between incompatible land use activities, including reverse sensitivity effects. p. The location of proposed allotment boundaries, building areas and access ways or rights-of-way so as to avoid sites of historic heritage including Sites of Significance to Māori. q. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure, and how any adverse effects on existing infrastructure are managed. r. In the Rural (Urban Expansion) Zone, the protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future infrastructure. s. The provision of reserves, including esplanade reserves and strips. t. Avoidance or mitigation of natural or man-made hazards. 	<ul style="list-style-type: none"> i. N/A. j. Amalgamation conditions sought to apply to JOALs. k. Geotechnical consent conditions. l. As above. m. As above. n. N/A. o. All allotment boundaries have be located to ensure efficient use of land to avoid conflicts. p. N/A. q. As detailed above. r. N/A. s. N/A. t. As detailed in Appendix 5.
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Matters of Discretion

<ul style="list-style-type: none"> u. The extent to which the subdivision avoids adverse effects on significant flora and fauna habitats, including methods of weed and pest management and measures to control cats and dogs. v. Those matters described in sections 108 and 220 of the Resource Management Act 1991. w. The safe and efficient movement of people and vehicles including traffic manoeuvring, pedestrians and cyclists, and the potential effects on the accessibility and safety of transport networks. x. The potential for reverse sensitivity effects on existing lawfully established activities and any measures proposed to avoid remedy or mitigate those effects. y. The impact on the transport network, taking into account the two-tier transport network hierarchy. 	<ul style="list-style-type: none"> u. The proposed development will protect existing vegetation along the Waitaua Stream. v. As necessary. w. As above. x. N/A. y. As above.
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