

<b>PART 53     RULE 53 – ASSESSMENT CRITERIA FOR RESOURCE CONSENT APPLICATIONS</b>
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In addition to the provisions of Section 104 of the Act, all applications for a resource consent for a *Restricted Discretionary, Discretionary* or *Non-complying* activity shall be assessed in terms of the following criteria:

1. How the proposed activity will affect:
  - a) People in the neighbourhood and, where relevant, the wider community – including any socio-economic and cultural effects. In particular, whether the activity will:
    - conflict with the cultural and social values of the community, including those of tangatawhenua; or
    - detract from the *amenity values* of the surrounding area; or
    - adversely affect the convenience, health or safety of people in the neighbourhood or wider community: Including transportation, road safety, risks associated with the use of hazardous substances or hazardous installations and any other adverse effect on the physical or psychological health and well-being of people; or
    - adversely affect the local economy or impose a financial burden on the wider community in terms of creating a demand for services or infrastructure; or
    - affect employment in the neighbourhood or wider community.
2. The physical attributes of the locality, including landscape. In particular, whether the activity will:
  - detract from the visual qualities of the surrounding area; or
  - visually compromise significant landscapes and natural features. Including landforms, ridge lines, trees or bush, wetlands, lakes and rivers and the outstanding natural features listed in Schedule 5.A; or
  - visually compromise the natural character of the coastal environment;
  - compromise the feature, physical process or function, education or scientific value of any geopreservation site identified in Schedule 5A, Part B.
3. Ecosystems, including effects on plants and animals. In particular, whether the activity will either directly or indirectly:
  - result in the damage or removal of indigenous vegetation; or
  - result in the damage or destruction of any habitat of indigenous animals, whether terrestrial or aquatic; or
  - otherwise compromise the functioning of any ecological system, including the outstanding natural features listed in Schedule 5.A.

4. Natural and physical resources. In particular, whether the activity will:
- cause, accelerate, or contribute to natural hazards including inundation, instability or erosion; or
  - cause or contribute to VERSATILE LAND being lost or degraded through such activities as:
    - erosion;
    - excavation or recontouring;
    - extensive building or hard-stand coverage; or
    - the effects of subdivision; or
  - result in the degradation of air or water resources; or
  - have any adverse impact on existing structural resources. Including roads, proposed and existing network and utility facilities including water and sewage reticulation and supply or treatment facilities, power and telephone reticulation and the physical infrastructure (in terms of buildings, processing and supply facilities) associated with other existing activities; or
  - compromise tangata whenua's traditional access to resources that are of spiritual, cultural and historical significance to them; or
  - damage or destroy any known archaeological or historical sites; or
  - result in the unnecessary depletion of non-renewable energy resources; or
  - otherwise compromise the potential of particular resources to be used, by future generations, for activities that directly rely upon those resources;
  - render unusable significant mineral resources which have the potential to be commercially extracted.
5. The environment, in terms of any discharge of contaminants. In particular, whether the activity will:
- result in any discharge of contaminants, including noise, that are or are likely to be noxious, dangerous, offensive, or objectionable to such an extent that they will have or are likely to have an adverse effect on the environment; and
  - whether any proposed methods for the treatment and/or disposal of contaminants generated by the activity are likely to be effective.
6. The effect on the public services the Council is responsible for in the locality or District and which the residents, occupants, users, or operators of the developed area would make use of, generate a need for, or have an impact on (and for which "financial contributions" in terms of Section 108 of the Resource Management Act or "development contributions" in terms of Section 199 of the Local Government Act may be appropriate or necessary; refer also to Part 10 of the Plan and FDC development contributions policy).