SECTION 20: RESOURCE CONSENT INFORMATION REQUIREMENTS AND ASSESSMENT MATTERS

To enable the Council to process an application for resource consent, an applicant must provide adequate information in accordance with Section 88(3) of the RMA. The information should be appropriate to assess the environmental effects of the proposal in a professional and unbiased manner and if it does not have all the required information, the Council can return the application within 10 working days. Section 92 of the RMA also allows the Council to seek more information about an application. So that it can better understand the nature of the activity in respect of which the application is made, the effect it will have on the environment, or the ways in which any adverse effects may be mitigated. Compliance with the information requirements will speed up the consideration of applications and ensure the appropriate conditions are attached where these are necessary.

Forms and guidelines to assist in preparing an application can be obtained from the Council.

NOTE: This information complements the provisions of Section 88 and Schedule 4 of the Act.

The information requirement set out in this section will normally be required in consideration of a resource consent application.

20.1 LAND USE CONSENTS

An application for resource consent for an activity must include the following:

(a) The full name and address of each owner or occupier of the site.

(b) The location of the site, including the street address, rural number, legal description, and the name of the owner of the land (copies of the current certificate of title must be provided).

(c) A full description of the activity for which the consent is sought:

(d) Relevant objectives, policies and rules (including plan changes).

(e) Relevant National Policy Statements, National Environmental Standards, Regional Plans and Iwi Management Plans.

(f) Intended use of the land/or site.

(g) A description of any other resource consent that may also be required and whether the applicant has applied for such consents.

(h) Plans which sufficiently show:

  (i) A north point and the address of the proposed development.

  (ii) The location of all site boundaries and all existing and proposed buildings, fences, parking areas, accessways and vegetation on the site.

  (iii) The location of any adjacent activities, particularly residential dwelling units.

(iv) The location of nearby community uses, including community buildings, housing, schools, reserves, public transport services, and the public roading network.

(v) The location of utilities and services on or adjacent to the site, including the supply of water, electricity, gas, communication services, and the disposal of stormwater and of solid and liquid wastes, including hazardous wastes.

(vi) The location of electricity transmission lines.

(vii) The location of any designations, heritage items, sites of significance to tangata whenua, statutory acknowledgements areas, or other features of public interest on or in the immediate vicinity of the site.

(viii) Topography, noting significant landforms and natural features.

(ix) Watercourses and catchment orientation.

(i) Other relevant information, including:

(i) Details of the appearance of any building(s), elevations and relationship with surrounding area.

(ii) Floor plans, including height of floor levels.

(iii) Landscape design, site planting and fencing.

(iv) Location of vehicle parking, loading circulation and manoeuvring areas and accessways and anticipated transportation movements.

(v) Signs.

(vi) Hours of operation.

(vii) Lighting.

(viii) Earthworks, including excavation and fill.

(ix) Relocated buildings.

(j) An assessment of environmental effects should accompany the plans which adequately describes the effects of the proposed activity. Every assessment should include:

(i) A written description of the proposal.

(ii) An assessment of the actual or potential effect of the activity on the environment.

(iii) The estimated timing and duration of the proposed activity.

(iv) A description of the measures taken to avoid, remedy or mitigate the actual or potential effects and, where the activity includes risk from the use of hazardous substances, any contingency plans, safety programmes or management plans.

(v) A list of those persons potentially affected by the proposal as advised by the Council.

(vi) A description of how any effects of the proposed activity will be monitored.

(vii) A description of alternative locations that were considered for the proposed activity, and why they were rejected.

(viii) A description of the natural environment including (where relevant) plants and wildlife, historic, scenic, archaeological or scientific sites or buildings, local air quality, water quality (both surface and underground), noise, odour, dust, landslip, erosion, flooding and earthquakes. In certain circumstances an archaeological survey may be required.

(ix) Effects of the proposed activity on the Coastal Protection Area or areas of Outstanding Natural Landscapes/Areas/Character.

(x) A description of the social, cultural and spiritual environment of local residents where relevant, especially that of the Maori in respect of Tāngata Whenua values, their traditions and relationship with ancestral lands, including identified sites of significance to Tāngata Whenua.

(xi) Comments of the New Zealand Transport Agency where the proposed activity takes access and frontage from a State highway, or where the activity will significantly increase the number of turning vehicles at an intersection with a State highway;

(xii) Comments of Transpower New Zealand Limited where the proposed activity is located within the National Grid Corridor. An electrical engineering assessment prepared by a suitably qualified person may be required.

(xiii) Comments of any other relevant network utility operator where the proposed activity could adversely affect the safety, efficiency, operation, maintenance or upgrading (including reverse sensitivity effects) of an existing network utility (Note: this includes telecommunications and gas and liquid petroleum pipelines).

(xiv) Evidence of consultation with the relevant Tāngata Whenua in respect of activities within or adjacent to any statutory acknowledgement areas attached to this plan.

(xv) A list of any rights or permits required for any proposed activity (if any) from the Council and other consent authorities.

(k) Consultation with affected persons.

Applications should be discussed with neighbours or persons likely to be affected, or other organisations such as Transpower New Zealand, the New Zealand Transport Agency (NZTA), New Zealand Railway Corporation/KiwiRail, Heritage New Zealand, Vector Gas, and all Network Utility Operators or the Department of Conservation. Tangata Whenua may also need to be consulted.

The Council will also expect that, in the preparation of such an assessment of effects where significant impacts are anticipated, such as for a stand-alone industrial development in a rural setting, the applicant will undertake an extensive programme of information gathering and dissemination in the public arena to assure the Council that the views of the local community are understood and that, as far as possible, any concerns raised can be dealt with adequately.

20.2 SUBDIVISION CONSENTS

In addition to the information requirements stated above, subdivision applications must include the following information, as applicable:

(a) The full name and address of the applicant.

(b) The location of the site, including the street address, rural number, legal description, and the name of the owner of the land to be subdivided (copies of the current certificate of title must be provided).

(c) Plans which sufficiently show:

(i) A scaled plan of the subdivision proposal showing position of all existing and new lot boundaries including adjoining titles

(ii) The areas and net lot areas (where relevant) of all new lots created in square metres

(iii) The location and areas of reserves to be created, including the location of existing esplanade reserves, esplanade strips and access strips

(iv) The location and areas of land to be set aside as road

(v) The location of existing and proposed vehicle crossings and easements (including right of ways)

(vi) The location of areas of land below mean high water springs (MHWS) of the sea, or any part of the bed of any lake or river to be vested in the Crown

(vii) The location of rivers, streams, lakes, significant landscape features, areas of natural vegetation

(viii) The location of existing buildings excluding uncovered patios and porches

(ix) The location of known heritage and archaeological and waahi tapu sites (Maori and European), heritage areas and objects, and statutory acknowledgement areas.

(x) The location and extent of any contaminated land on the site (contaminated land may include areas that have been previously used for the storage or use of hazardous substances)

(xi) A north point, preferably orientated up the page but not rotated greater than 90° east or west to make the best use of the page. The scale of the drawing for A4 sheets shall be shown in written form only. For sheets greater than A4, a drawn scale shall also be shown.

(xii) Scales of 1:100, 1:120, 1:125, 1:150, 1:200, 1:300, 1:400, 1:500, 1:600, 1:750, 1:800 or multiples or divisions by 10 of these scales.

(d) Natural hazards: A description of the lots to be created including legal description of the underlying land, description of soil type, slope, areas of flood potential or erosion, adjoining land uses and activities and where these are in close proximity to boundaries (e.g. within 1m); the location of buildings and structures on adjoining properties.

(e) An assessment of effects appropriate to the subdivision. This should address the effects of the subdivision and any proposed methods to avoid, remedy or mitigate any adverse effects. Where appropriate, include provisions for the amalgamation of land and the setting aside of areas for protection.

(f) Where access and frontage is proposed to a State Highway or where the activity will significantly increase the number of turning vehicles at an intersection with a state highway, the comments of the New Zealand Transport Agency are required.

(g) Where access and frontage is proposed to a railway line, the comments of New Zealand Railway Corporation/KiwiRail are required.

(h) Services: Advice of the availability of services to the lots such as power, telecommunications and gas after consultation with those utility operators. Note: telecommunications network utility operators shall be consulted where a subdivision creates more than 15 lots.

(i) Iwi Consultation: Evidence of any consultation which has been undertaken by the applicant with iwi or hapu in respect of Tāngata Whenua values, their traditions and relationships with ancestral lands, including identified sites of significance to Tāngata Whenua (including those on the balance lot), and statutory acknowledgment areas.

(j) Where a proposed subdivision is a Non-Complying Activity (i.e. subdivision in the Coastal Protection Area that results in any lot of less than 2000m² in area), a full Assessment of Environmental Effects is required.

(k) A professional archaeological assessment/survey, and consultation with Heritage New Zealand – Pouhere Taonga is required when a proposed subdivision affects an archaeological site identified on the Planning Maps.

(l) Where subdivision is proposed within a National Grid Subdivision Corridor, comments of Transpower New Zealand Limited. Note: an electrical engineering assessment prepared by a suitably qualified person may be required.

20.3 ADMINISTRATION REQUIREMENTS

Set fees must be paid at the time the application is lodged. Refer to the Council's resource consent fees schedule.

If the activity is within an area affected by overlay rules, professional reports from a suitably qualified person may be needed to properly assess the effect of the activity on the overlay's values or issue (e.g. landscape, natural character, archaeology, natural hazards (particularly a flood hazard risk assessment), biodiversity, historic heritage, significant trees).

Professional reports may be required if the activity's effects exceed, or there is uncertainty if they may exceed, Plan standards or thresholds, or if they need assessment as an assessment matter or policy.

20.4 CROSS BOUNDARY MATTERS

From time to time the Council will receive a resource consent application that may require input or feedback from other territorial authorities or the Regional Council. To ensure active discussion on resource management issues and information sharing between authorities is maintained, the Council will liaise with these other authorities as necessary.

Where a resource consent application requires the consent of two or more consent authorities and those authorities have decided to hear the applications, a joint hearing will be held, unless the consent authorities agree that the applications are sufficiently unrelated that a joint hearing is not necessary and the applicant agrees that a joint hearing need not be held. The Council will encourage practices which enable resource consent applications to be considered in a similar manner regardless of the locality.

The Council will liaise with Taranaki Regional Council where:

- The proposed activity involves the discharge of contaminants to air, water or land;
- The proposed activity involves the taking, use and damming or diversion of water;
- The proposed activity involves the reclamation or drainage of the bed of a river or lake;
- The proposed activity involves discharging water to any place other than a public sewerage system or stormwater system or private septic or sewage treatment system;
- The proposed activity involves any construction in, or within 50m of, a water body;

- The proposed activity involves disturbing the coastal environment below Mean High Water Spring (MHWS);
- The proposed activity involves activities on, in, under or over the bed of rivers and lakes;
- The proposed activity involves hazardous materials.

The Council will liaise with adjacent District Councils where:

- The proposed activity is situated on or adjacent to the Hangatahua (Stony) River;
- The proposed activity gains access from either Pakaraka or Rangitatau West Road;
- The proposed activity involves unusual heavy vehicle traffic which is likely to travel outside the district;
- The proposed activity adjacent to a District boundary is of such magnitude in terms of possible effects as to warrant an integrated inter-District approach.

20.5 ASSESSMENT MATTERS

The following assessment matters will be used in assessing resource consent applications.

20.5.1 Bulk and Location

The following assessment matters will be used in assessing land use applications relating to any proposed building or structure which cannot comply with the minimum setback from boundaries and/or maximum height limit for the zone it is located within. Note: network utility buildings and structures are exempt from these assessment matters, and will be assessed against the provisions in Section 14 of this Plan.

(a) Any effects on adjoining properties in terms of dominance of buildings, loss of access to sunlight, or loss of outlook.

(b) The degree of effects of increased height or reduced side yards on privacy levels enjoyed by adjoining properties.

(c) Any effects on the streetscape from increased height or reduced setback from the street such as shading and visual dominance, or loss of views.

(d) The ability to provide adequate opportunity for garden and tree planting around buildings to mitigate visual bulk and dominance effects.

(e) The ability to provide for vehicle manoeuvring within the site.

(f) The extent to which the shape of the site influences the layout and design of the proposed building.

(g) The extent to which increased height has been offset by reduced building coverage and thereby the site remains dominated by open space and planting.

(h) The extent to which the proposed building will be compatible with the overall character of the area.

(i) The ability to provide for a vehicle to park in front of any garage without overhanging the road/footpath.

(j) For industrial activities, the ability to landscape along the road boundary.

(k) The extent to which any reduced setback between commercial or retail or community activities and residential activities will result in adverse noise effects and loss of privacy on adjoining residential sites.

(l) The extent to which any reduced setback between industrial and residential activities is required to develop the site efficiently and any resulting potential adverse effects on adjoining sites.

(m) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of matters such as noise, smell, dust, glare or vibration.

(n) Any adverse effects of the proximity of buildings housing animals in terms of noise, smell, flies or vermin on adjoining sites.

20.5.2 Home Occupations

The following assessment matters will be used in assessing land use applications relating to home occupations in the Rural, Residential, Township and Commercial Zones:

(a) Any adverse effects of the scale of the activity, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings.

(b) The degree to which the activity would integrate with the character of the surrounding environment, including its proximity to neighbouring buildings, and whether this is consistent with the surrounding environment.

(c) Any adverse effects on adjoining sites of the scale of the activity, including reduced privacy or outlook.

(d) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.

(e) The need for any increase in size of building, hours of operation, noise and, the potential adverse effects in the surrounding environment, particularly adjoining residential properties.

20.5.3 Private Outdoor Living Area

The following assessment matters will be used in assessing land use applications relating to the minimum private outdoor living area per dwelling unit/s in the Residential, Township, Commercial and Industrial Zones:

(a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

(b) Any alternative provision on, or in close proximity to the site for outdoor living space to meet the needs of likely future residents of the site.

(c) The extent to which the reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.

(d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site including future residents.

20.5.4 Number of Dwelling Units per Net Site Area

The following assessment matters will be used in assessing land use applications relating to the maximum number of dwelling units per site and/or minimum site area in the Residential, Township and Commercial Zones:

(a) The extent to which the character of the site will retain its openness, permeable surfaces, and garden plantings, rather than buildings.

(b) The ability to provide sufficient private outdoor living space on the site.

(c) Whether the proposed dwelling unit would visually dominate the street.

(d) Any effects on adjoining properties in terms of building dominance, access to sunlight and loss of privacy or outlook.

(e) Whether the additional dwelling unit/s is suitable for housing for the elderly whilst still providing adequate outdoor living space.

(f) Appropriateness of the intensity of dwelling units in relation to the surrounding environment.

20.5.5 Marae and Papakāinga

The following assessment matters will be used in assessing land use applications for new Marae and/or Papakāinga:

(a) Recognition of the relationship of Tāngata Whenua and their culture and traditions with land, water, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga.

(b) The potential economic, cultural and social benefits to Tāngata Whenua of the proposal.

(c) Any potential effects of the proposal on the character and amenity values of the surrounding area.

(d) Whether connections to available water, sewerage and/or drainage services are required, and the potential need to upgrade roads and access ways.

(e) Consideration of the historical presence of papakainga housing and associated activities on the site.

20.5.6 Lighting

The following assessment matters will be used in assessing land use applications relating to the maximum light spill for the zone in which the activity is located within:

(a) The ability/extent to which light spill may disturb sleep of residents on the adjoining site.

(b) The nature of activities on the adjoining site and whether they are unlikely to be affected by the proposed light spill.

(c) Effects on the use of private outdoor living areas.

20.5.7 Outdoor Storage

The following assessment matters will be used in assessing land use applications relating to the location or screening of outdoor storage for the zone in which the activity is located within:

(a) The extent to which outdoor storage will be able to be viewed from adjoining properties, particularly private outdoor living areas and internal living areas.

(b) The extent to which outdoor storage will be able to be viewed from the road and any effects on amenity values.

(c) The extent to which the outdoor storage avoids adverse effects on water bodies (sources) where the water is used for potable human drinking water.

20.5.8 Hours of Operation

The following assessment matters will be used in assessing land use applications relating to the hours of operation of the proposed activity:

(a) Any potential effects on the ability to fully utilise outdoor areas on the adjoining site(s).

(b) Any potential effects on the ability to undertake activities in buildings on adjoining sites, particularly during the summer months when windows may be open.

(c) The potential for the character of the area to alter with increased vehicle movements and long hours of operation.

(d) Adverse effects of early morning and night-time deliveries.

(e) Whether the increased hours of operation are related to staff activities and whether there are deliveries or visitors to the site after hours.

20.5.9 Parking and Transportation

The following assessment matters will be used in assessing land use applications relating to non-compliance with the parking and transportation rules and standards of the Plan.

Roading, Access and Intersections

(a) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.

(b) The extent to which the safety and efficiency of the adjoining road/s would be compromised by intersections being located closer together, or with a lesser unobstructed sight distance or intersection visibility, than is permitted by the Plan.

Vehicle Crossings

(c) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.

(d) The extent to which the safety and efficiency of the adjoining road/s would be compromised by vehicle crossings being located closer together, or with a lesser unobstructed sight distance or intersection visibility, than is permitted by the Plan.

Loading, Parking and Manoeuvring Spaces

(e) The extent of non-compliance(s) and/or any worsening of existing non-compliances with the requirements and standards in the Plan.

(f) The adequacy of on-site parking needed for the activity(s) and whether it can be demonstrated that less than normal demand is anticipated.

(g) Whether there is an adequate alternative supply of alternative off-street parking or loading spaces in the immediate vicinity (in general, on-street parking is not considered an acceptable alternative).

(h) Whether the Council may waiver or reduce the parking requirement in town centres where development or redevelopment of sites involves proposals which will result in the preservation of historic buildings, historic character, or the maintenance or enhancement of amenity.

(i) The extent to which not providing the required parking or loading space/s on the site will result in:

  (i) An adverse effect on the character and amenity of the surrounding area, particularly neighbouring properties and public areas.

  (ii) Cumulative effect in conjunction with other activities in the vicinity, especially those not providing the required number of parking or loading spaces.

  (iii) Adverse effects on the safety of pedestrians and other road transport network users by the need for crossing of roads or set-down on the street resulting from off-site parking provisions.

  (iv) Adverse effects on the safety and efficiency of the surrounding roading network because of vehicles parking or manoeuvring on the road/s.

Railway Level Crossings

(j) Whether vehicles can safely and efficiently enter and exit a site without resulting in the queuing of vehicles blocking the railway corridor.

(k) The extent to which the nature, location, scale, and height of any obstruction will obstruct visibility along the railway and adversely affect road and rail safety, having regard to the geometry and orientation of the intersection and the speed and volume of traffic on the road.

Tree Planting

(l) The extent to which tree location, species, maximum height and spread of the proposed tree will 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.

(m) The extent to which planting is unnecessary or inappropriate due to the nature and location of the car-park, the nature of any fencing around the car-park, or the nature and amount of planting on adjoining sites in the vicinity.

20.5.10 Significant Hazardous Facilities

The following assessment matters will be used in assessing land use applications relating to significant hazardous facilities, including non-compliance with the significant hazardous facilities standards of the Plan:

(a) The extent to which the location of the significant hazardous facility:

(i) Avoids adverse effects on the environment, human health and amenity values, particularly on sensitive activities.

(ii) Avoids the risk posed by the occurrence of natural hazards or that alternatively the potential adverse effects resulting from a natural hazard event have been avoided or mitigated.

(iii) Is consistent with the policies supporting the zone in which the activity is to occur.

(b) The extent to which the design, construction and management of the significant hazardous facility avoids or mitigates adverse effects, including risks, to people, property and the environment, including:

(i) Site drainage, spill containment systems, site layout and waste processes.

(ii) Minimising any adverse effects associated with the transport of a hazardous substance on road infrastructure or on other land use activities along a transport route.

(iii) Minimising the risks to sensitive aquifers or surface water bodies associated with the potential for unintended leaks or spills resulting from the activity.

(c) Whether the individual and cumulative effects of the significant hazardous facility have been identified, assessed and managed so they do not pose significant residual risks to people, property and the environment.

(d) The extent to which measures have been proposed to manage the transport of hazardous substances associated with the significant hazardous facility to minimise adverse effects on road infrastructure and potentially affected land use activities along the transport route.

(e) Whether the risk assessment submitted with the proposal adequately address:

(i) An assessment of the sensitivity of the receiving environment to any potential risks

(ii) A hazard identification and risk management response

(iii) A quantitative risk assessment for all significant hazardous facilities

(iv) Whether there is a practicable alternative method of risk management that would present less risk

(v) Whether the proposal will avoid or adequately mitigate cumulative adverse effects with respect to other hazardous facilities in the area

(vi) Whether adequate setback is proposed to address the potential risks in the following situations:

- Proximity to sensitive activities, including residential zones activities, educational facilities, and community facilities and recreational areas;
- Significant areas of indigenous vegetation and habitats of indigenous fauna;
- Adjacent waterbodies;

- Adjacent Sites of Significance to Tāngata Whenua, or sites of historical or archaeological significance.

(f) Emergency management planning and response.

(g) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

(i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

(ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

(iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.11 Petroleum Exploration and Production Activities

The following assessment matters will be used in assessing land use applications relating to Petroleum Exploration and Production activities:

(a) The local, regional and national benefits to be derived from the use and development of energy.

(b) The landscape and visual effects of the proposal, including:

(i) The extent to which the proposal will impact on the natural character of the coastal environment, waterbodies and rural environment;

(ii) The extent to which the proposal will adversely impact on dwelling units, sensitive activities, key public places including major roads and recreation areas;

(iii) The extent to which any aspects of the proposal can be sited or designed to reduce the visibility of any structures, including the potential to locate facilities underground.

(c) The extent of the ecological effects of the proposal, including:

(i) The extent to which significant indigenous vegetation and significant habitats of indigenous fauna are affected;

(ii) The potential effects on birds or other fauna, either migratory species or resident populations on site;

(iii) The sensitivity of the site to disturbance;

(iv) The extent of any proposed earthworks and their potential impact on natural landforms;

(v) The degree to which stormwater runoff and the effects on local catchments can be managed.

(d) The effects of the use, storage, transport and disposal of hazardous substances.

(e) The actual and potential noise effects of the proposal.

(f) The effect of the location, scale and design of the proposed development, including the number of structures, their height, the visual effect of the development as a whole, staging of the development and temporary effects as a result of construction.

(g) The extent to which the proposal will affect amenity values of the surrounding environment with particular regard being given to the impact of the proposal on existing residential dwellings, other sensitive activities and recreation areas, including consideration of any potential adverse effects on amenity and recreation values.

(h) The proximity of the proposal to dwelling units and sensitive activities, and existing and future residential urban growth areas.

(i) The effects of artificial lighting and flaring, particularly on nearby residential dwellings, sensitive activities and the night sky.

(j) The effects on archaeological and sites of significance to tangata whenua, heritage and cultural values, including understanding of accidental discovery protocol, and the need for archaeological authorities under the Heritage New Zealand Pouhere Taonga Act.

(k) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

  (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

  (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

  (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

(l) An assessment of the impact of traffic movements on road pavement life where unusual heavy vehicle movements are generated.

(m) The extent to which management of traffic movements and their adverse effects will affect residents on the road.

(n) An assessment of the effects of traffic on the safety and efficiency of the transport network, taking into account consistency with the transport standards.

(o) The effects of traffic and vehicle movements as a result of the proposal and the extent that traffic or site management plans can be implemented to mitigate effects.

(p) The extent to which the activity may exacerbate or be adversely affected by natural hazards.

(q) The extent of any required earthworks, including access tracks, roads and building platforms and the rehabilitation proposed.

(r) The nature and details of any proposed mitigation, remediation and rehabilitation works.

(s) Cumulative effects of the proposal, in the context of wider and ongoing energy resource development, and the utility of review conditions to manage these effects.

(t) Where the adverse effects on the environment are significant due to practical constraints of the activity, the suitability of the site and the extent to which alternative locations or methods have been considered.

(u) The actual and potential adverse effects on water bodies (sources) where the water is used for potable human drinking water.

20.5.12 Large-Scale Renewable Electricity Generation Activities

The following assessment matters will be used in assessing land use applications relating to Large-Scale Renewable Electricity Generation Activities:

(a) The local, regional and national benefits to be derived from the use and development of renewable energy resources, including the contributions the proposal will make to:

  (i) Achieving energy policy objectives and/or renewable electricity generation targets of the New Zealand Government;

  (ii) Securing electricity supply for current and future generations;

  (iii) Increasing energy independence for the communities of South Taranaki;

  (iv) Reducing dependency on imported energy sources; and

  (v) Reducing greenhouse gases.

(b) The landscape and visual effects of the proposal, including:

  (i) The extent to which the proposal will impact on the natural character of the coastal environment, waterbodies and rural environment;

  (ii) The extent to which the proposal will adversely impact on dwellings, sensitive activities, key public places including major roads and recreation areas;

  (iii) The extent to which any aspects of the proposal can be sited or designed to reduce the visibility of any structures, including the potential to locate facilities underground.

(c) The extent of the ecological effects of the proposal, including:

  (i) The extent to which significant indigenous vegetation and significant habitats of indigenous fauna are affected;

  (ii) The potential effects on birds or other fauna, either migratory species or resident populations on site;

  (iii) The sensitivity of the site to disturbance;

  (iv) The extent of any proposed earthworks and their potential impact on natural landforms;

  (v) The degree to which stormwater runoff and the effects on local catchments can be managed.

(d) The actual and potential noise effects of the proposal, and the ability (if relevant) to meet NZS 6808:2010 "Acoustics Wind Farm Noise," and other relevant standards such as NZS 6802: 2008 "Assessment of Environmental Sound."

(e) The effect of the location, scale and design of the proposed development, including the number of structures, their height, the visual effect of the development as a whole, staging of the development and temporary effects as a result of construction.

(f) The practical constraints associated with the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities.

(g) The extent to which the proposal will affect amenity values of the surrounding environment with particular regard being had to the impact of the proposal on existing residential dwellings and other sensitive activities.

(h) The proximity of the proposal to dwellings and sensitive activities, and existing and future residential urban growth areas.

(i) The effects on archaeological and sites of significance to tangata whenua, heritage and cultural values, including understanding of accidental discovery protocol, and the need for archaeological authorities under the Heritage New Zealand Pouhere Taonga Act.

(j) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

  (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

  (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

  (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

(k) The effects of the proposal on traffic safety~~.~~

(l) The assessment of the effects of traffic on the safety and efficiency of the transport network, taking into account consistency with the transport standards.

(m) The effects of traffic and vehicle movements as a result of the proposal and the extent that traffic or site management plans can be implemented to mitigate effects.

(n) The extent to which the activity may exacerbate or be adversely affected by natural hazards.

(o) The extent of any required earthworks, including access tracks, roads and building platforms and the rehabilitation proposed.

(p) The nature and details of any proposed mitigation and rehabilitation works.

(q) Cumulative effects of the proposal in the context of wider and ongoing renewable energy development, and the utility of review conditions to manage these effects.

(r) Where the adverse effects on the environment are significant due to practical constraints of the activity, the suitability of the site and the extent to which alternative locations or methods have been considered.

(s) Where the adverse effects of renewable energy activities cannot be practically avoided, remedied or mitigated, the relevance and appropriateness of any offset measures and/or environmental compensation that is of benefit to the local environment and affected community.

(t) Where particular adverse effects of renewable energy are not fully known or are uncertain, the relevance and appropriateness of any adaptive management measures to avoid, remedy or mitigate any such effects.

20.5.13 Wind Farms

In addition to the assessment matters in 20.5.12, the following assessment matters will be used in assessing land use applications for wind farms:

(a) The provisions for safeguards and contingencies in relation to noise effects, particularly concerning:

(i) The confirmation of the manufacturer's noise emission levels for the actual turbines to be used at the wind farm when these have been determined;

(ii) The early identification and remedy of any special audible characteristics present when the wind turbines commence operation;

(iii) Changes to background sound levels that may occur between the time consent is granted and when the wind farm is constructed;

(iv) Effective noise monitoring programmes to demonstrate compliance, beyond the commissioning stage;

(v) Procedures for addressing turbine malfunctions;

(vi) Community liaison and methods of dealing with complaints;

(vii) Reporting these matters to the Council.

(b) The ability to manage and control construction noise using the provisions of NZS 6803:1999 Acoustics – Construction noise.

(c) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

(i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

(ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

(iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.14 Network Utilities

The following assessment matters will be used in assessing land use applications for network utilities:

(a) The degree, extent and effects of the non-compliance with the requirements and standards in the Plan.

(b) Risks to public health and safety.

(c) Visual and amenity effects, including:

(i) Landscape and streetscape values.

(ii) Adjacent land-use.

(iii) The extent to which the proposal will be visible from residences, key public places, public viewing points and the Coastal Protection Area.

(iv) Design and external appearance.

(v) Size and scale compatibility with other development in the area, including measures to mitigate the bulk and scale of the activity (e.g. through screening, recessive colours and sensitive design).

(d) Noise, odour, vibration, dust, earthworks and lighting effects.

(e) Adverse effects on vegetation.

(f) Traffic and pedestrian safety effects.

(g) Consideration of alternative locations and options.

(h) The extent to which the utility provider has investigated the potential to co-site utility facilities with similar structures or buildings, where practicable

(i) Locational, operational or technical constraints.

(j) Cumulative effects.

(k) Reinstatement of the site at completion of construction.

(l) The duration, timing and frequency of adverse effects.

(m) The need for the work and impact on the network levels of service if the work is not undertaken.

(n) The benefits of the work (nationally, regionally and locally).

(o) Where appropriate, the extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

  (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

  (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

  (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.15 Activities within the National Grid Yard or National Grid Subdivision Corridor

The following assessment matters will be used in assessing land use and subdivision applications for earthworks and buildings within the National Grid Yard, or subdivision within the National Grid Subdivision Corridor.

Subdivision within the National Grid Subdivision Corridor:

(a) The effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid, including access to the line.

(b) The extent to which the design and construction of the subdivision allows for earthworks, building and structures to comply with NZECP34:2001.

(c) Technical advice provided by Transpower.

(d) The ability to provide a complying building platform.

(e) Location, height, scale, orientation and use of the proposed building platform or structure as it relates to the National Grid.

(f) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity (including amenity and nuisance) effects on the National Grid,

including the nature and location of any vegetation to be planted in the vicinity of the National Grid.

Earthworks within 12m of the National Grid Support Structure:

(g) The effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid, including access to the line.

(h) Compliance with NZECP34:2001.

(i) Technical advice provided by Transpower.

(j) The risk to the structural integrity of the National Grid.

(k) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

Building within 20m of the secured yard of a National Grid Substation:

(l) The effects on the ability of Transpower to operate, maintain, upgrade and develop the transmission network, including access to the National Grid Infrastructure.

(m) The extent to which the development would minimise the potential reverse sensitivity (including amenity and nuisance) effects on the National Grid.

(n) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

20.5.16 Historic Heritage Buildings and Objects

The following assessment matters will be used in assessing land use applications for identified historic heritage buildings and objects listed in Schedule 1A:

(a) The impact the proposal has on the integrity/values of the heritage building or object.

(b) The importance attributed to the heritage item by the wider community and Heritage New Zealand.

(c) The nature, form and extent of development, alteration or change, and degree to which the proposal is consistent with any relevant conservation plan, recommendation, heritage inventory and/or reason for listing by Heritage New Zealand.

(d) Conservation of the original building/object fabric, including the placement of limitations or restrictions on replacement materials, fittings and fixtures, architectural design and appearances of alterations and additions.

(e) Provisions of the International Council on Monuments and Sites (ICOMOS) New Zealand Charter where appropriate.

(f) For additions or alterations, the degree to which the additions or alterations are the minimum necessary to accommodate the continued use of the heritage place.

(g) For additions and alterations, the degree to which the additions or alterations are compatible with the heritage fabric of the place yet are sufficiently distinct that they can, on inspection, be read as new work.

(h) For earthworks or new buildings within the heritage setting, the extent to which the existing topography or vegetation will mitigate effects of the proposal on the setting of the heritage building or object.

(i) Whether the proposed activity is necessary and the minimum necessary to provide for building safety, the adaptive reuse for the ongoing viability and protection of the heritage building or object.

(j) The extent of any consultation with the appropriate Iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

(i) Whether the applicant has had regard to the matters raised by the relevant Iwi during consultation.

(ii) Whether the applicant has addressed any adverse effects raised by the relevant Iwi through consultation.

(iii) Where appropriate, whether the relevant Iwi has had the opportunity to produce a Cultural Impact Assessment and/or visit the proposed site prior to lodgement of the resource consent application.

20.5.17 Historic Sites and/or Sites of Significance to Tangata Whenua

The following assessment matters will be used in assessing land use applications for identified historic sites or sites of significance to tangata whenua listed in Schedule 1B:

(a) The impact the proposal has on the integrity/values of the historic site or site of significance to tangata whenua.

(b) The importance attributed to the item by Heritage New Zealand, tangata whenua and the wider community.

(c) Whether the applicant has considered alternative development options and provision of protective buffer areas, and whether the proposed activity is designed and located in an area so as to avoid all known historic and archaeological sites.

(d) Whether the proposed activity avoids affecting a place or area of significance to tangata whenua.

(e) In relation to an archaeological site, whether the proposed activity or site has been the subject of an archaeological assessment prepared by a professional archaeologist according to Heritage New Zealand guidelines.

(f) In relation to a historic site that is not an archaeological site, whether the proposed activity has been subject to a heritage or cultural impact assessment.

(g) The extent to which the proposed activity achieves positive heritage or cultural outcomes by the provision for ongoing physical management including the use of a covenant (e.g. through control of stock, vegetation and soil erosion as guided by expert advice and a conservation plan).

(h) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

(i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

(ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

(iii) Where appropriate, whether the relevant iwi has had the opportunity to produce a Cultural Impact Assessment and/or visit the proposed site prior to lodgement of the resource consent application.

20.5.18 Notable Trees

The following assessment matters will be used in assessing land use applications for identified notable trees listed on Schedule 4 – Notable Trees.

(a) The impact the proposal has on the integrity/value of the Notable Tree;

(b) The importance attributed to the notable tree by the wider community.

(c) The nature, form and extent of development, alteration or change, and degree to which the proposal is consistent with any relevant Tree Management or Protection Plan, arboricultural recommendation, heritage inventory and/or reason for scheduling of the Notable Tree.

(d) The extent to which the Notable Tree is conserved as much as practicable, in accordance with arboricultural best practice.

(e) For partial removal, the degree to which the removal is the minimum necessary to accommodate the ongoing viability, wellbeing and protection of the Notable Tree.

(f) For earthworks, new buildings or structures within the dripline of a Notable Tree, the extent to which the effects on the notable tree, including potential root damage, will be mitigated.

20.5.19 Remission or Waiver of Financial Contributions

The following assessment matters will be used in assessing whether to grant a remission or waiver of any financial contributions as set out in Section 16:

(a) Whether the proposal will be of local benefit, either to the physical environment or the local and/or wider community; and

(b) Other methods proposed by the development to avoid, remedy or mitigate any adverse effects on the reserve or infrastructure network.

(c) Measures proposed by the developer to upgrade any existing infrastructure.

(d) Whether any contribution had been previously made towards the establishment or upgrade of the infrastructure for the same subdivision or development.

20.5.20 Indigenous Biodiversity

The following assessment matters will be used in assessing land use applications for the modification, damage, or destruction of indigenous vegetation:

(a) Actual or potential impacts on the significance of the affected area and on ecological values (including habitat, vegetation and fauna), and cultural, intrinsic and/or amenity values.

(b) The sustainability of the habitat or area of vegetation proposed to be modified or damaged or any adjoining habitat or area of vegetation to an area proposed to be affected.

(c) The representativeness of the affected vegetation or habitat and impact on its inter-relationship or continuity with other habitats or areas of indigenous vegetation.

(d) Whether the affected area retains the presence of rare or distinctive, or threatened or at risk indigenous flora or fauna species.

(e) Whether the extent of the proposed indigenous vegetation clearance or modification is necessary for the proposed activity.

(f) Whether the applicant has considered the use of voluntary covenants and protection mechanisms under other legislation.

(g) Whether the proposed activity would result in a loss of indigenous biodiversity, and the extent to which the proposal remedies, mitigates the loss and where appropriate, offsets residual significant adverse effects within the same ecological context.

(h) Whether the applicant has applied any nationally accepted guidance on biodiversity offsetting to achieve 'no net loss' or a net gain of indigenous biodiversity where significant adverse effects cannot be avoided, remedied and mitigated.

(i) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

  (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

  (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

  (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.21 Coastal Environment

The following assessment matters will be used in assessing land use applications for activities in or affecting the Coastal Protection Area:

(a) Compatibility with the existing level of modification of the natural character of the coastal environment.

(b) Whether the scale, location and design of subdivision, use and development in the coastal environment preserves natural character values and sustains open space, public access and amenity values of the coastal environment.

(c) The degree to which the activity will disrupt biological and physical processes.

(d) The presence of significant indigenous vegetation or significant habitats of indigenous fauna.

(e) Whether the proposed activity affects cultural landscapes and/or sites of significance to tangata whenua.

(f) The extent to which the activity recognises and provides for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.

(g) Provision of public amenity and access to land acquired by the Council for reserve purposes.

(h) The degree to which indigenous biodiversity offsetting can be used to offset potential or actual unavoidable adverse effects.

(i) The functional requirements for some activities to be located in the coastal environment, such as network utilities, gas and liquid petroleum pipelines, and community infrastructure (e.g. surf clubs, boat sheds, and services for existing coastal settlements).

(j) The presence of identified areas of outstanding natural character or outstanding natural landscapes/features.

(k) Whether the activity maintains or enhances public access and recreational opportunities (e.g. through the provision of esplanade reserves or strips adjacent to the coastal marine area).

(l) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

  (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

  (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

  (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.22 Outstanding Natural Features and Landscapes

The following assessment matters will be used in assessing land use applications for activities in or affecting Outstanding Natural Features or Landscapes:

(a) The value, importance or significance of the natural feature or landscape at the local, regional or national level.

(b) The degree and significance of actual or potential adverse effects (including cumulative effects) on Outstanding Natural Features/Landscapes and the efficacy of measures to avoid, remedy or mitigate such effects.

(c) The benefits derived from the proposed activity at the local, regional and national level.

(d) The extent to which the proposed activity recognises and provides for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.

(e) The need for the proposed activity to occur in the particular location.

(f) The degree of modification of the existing Outstanding Natural Feature/Landscape, its sensitivity or vulnerability to change, or capacity to accommodate change without compromising the values of the feature or landscape.

(g) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:

  (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.

  (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.

(iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.23 Temporary Military Training Activities

The following assessment matters will be used in assessing land use applications for temporary military training activities:

(a) The noise impact on noise sensitive activities, stock and wildlife, including the peak sound levels resulting from impulsive noise.

(b) The provision of a noise management plan that specifically identifies the likely noise impacts for the activity and describes the measures to avoid, remedy or mitigate these.

(c) The programme for notification and communication with occupiers and owners of affected sites prior to the activities commencing, including updates during the event.

(d) The method for following up any complaints received during or after the event, including communications with the Council.

20.5.24 Temporary Activities

The following assessment matters will be used in assessing land use applications for temporary activities:

1. Temporary Activities carnivals, bazaars, markets, public meetings and private functions and associated ancillary temporary buildings or other structures including tents:

(a) Adverse effects on the amenities of the neighbourhood, which may relate to the nature, duration, hours of operation and frequency of the activity.

(b) Adverse effects on adjoining properties from noise, overshadowing, privacy or loss of visual amenity.

(c) The impact on the road network and traffic safety in the vicinity of the site.

(d) Whether the building can comply with other standards for buildings in the relevant zone.

2. Temporary Filming Activities

(a) Adverse effects associated with non-compliance with noise, hours of operation, lighting, building location or scale, vegetation clearance or earthworks rules in the zone in which the filming is to take place.

(b) Adverse effects on sensitive sites and values, including Heritage Site or Site of Significance to Tangata Whenua in Schedule 1B, Significant Natural Areas in Schedule 2, and/or an Area of Outstanding Natural Character/Features and Landscapes in Schedule 8.

(c) The duration and hours of operation of the temporary filming activity.

(d) The size and positioning of temporary buildings and structures.

(e) The provisions of safe and efficient vehicular access and carparking for staff, service delivery and customers or the public.

(f) Where appropriate, the provision of safe pedestrian entry and exit.

(g) The provision for waste collection, storage and site clean-up.

(h) The actual and potential adverse effects on the amenity of the surrounding environment, and any measures to avoid, remedy or mitigate these effects.

(i) The actual and potential adverse effects on the safety and efficiency of the road network, and any measures to avoid, remedy or mitigate these effects.

(j) The actual and potential adverse effects on recreation, heritage or cultural values, and any measures to avoid, remedy or mitigate these effects.

20.5.25 Relocated Buildings

The following assessment matters will be used in assessing land use applications for relocated buildings:

(a) The extent of work to the exterior of the relocated building to bring the building up to a standard similar to surrounding buildings. In addition, where there is historical damage or damage caused by transportation, it is expected that such damage will be repaired. It is not necessary for the building to be renovated to a standard equivalent to a new building.

(b) Whether the proposed work on the exterior of the building includes some or all of the following.

  (i) Repair and replacement of broken windows and window frames.

  (ii) Repair of rotten weatherboards or other damaged wall cladding.

  (iii) Necessary replacement or repair of roof materials.

  (iv) Cleaning and/or painting of the exterior e.g. roof, walls, window frames etc.

  (v) Replacement and painting of baseboards or other foundation cladding.

  (vi) Installation, repair or replacement of spouting or down pipes.

  (vii) Replacement of steps, porches and chimneys.

(c) The ability of any works to the exterior of the relocated building to be completed within a reasonable timeframe. The timeframe shall be dependent upon the scale of works required.

(d) Whether the site and access to the site will be constructed and reinstated so there are no adverse visual effects of the relocation of the building.

(e) The environmental benefits of the re-use of buildings.

(f) Site layout and topography.

(g) Final design and appearance of the relocated building.

(h) Whether a performance bond should be required as a guarantee that external reinstatement works are completed.

20.5.26 Signs

The following assessment matters will be used in assessing land use applications for signage:

1. Visual Amenity

(a) The extent to which the sign will have any adverse effects on the visual amenities and character of the locality, site or structure to which the sign will be attached.

(b) For signs attached to, or located in the same site as, any heritage building listed on Schedule 1A, effects on historic heritage values.

(c) The need for any extra signage in addition to the permitted signage for the zone.

(d) Any likely cumulative effects of allowing the sign to be erected.

(e) The need to impose conditions relating to the location, design and appearance of the sign and the period for which it may be erected, or operated.

2. Traffic and Pedestrian Safety

(a) The extent to which the sign may be an obstruction to sight distances, traffic signs or signals, or unnecessarily intrude into a driver's field of vision or cause a distraction that affects safety for road users.

(b) The extent to which the sign may physically obstruct vehicles or pedestrians.

(c) The potential to affect public safety at railway crossings and along the rail corridor.

(d) The potential adverse effects of the proposed sign on drivers' concentration under all possible weather conditions.

(e) The potential adverse effect of the sign on drivers who may have medical conditions or impairments which may reduce or affect safety.

(f) The extent that any sign resembles a traffic control sign, warning device, or signal, or may make a traffic control sign or signal difficult to discern, with respect to both colour and shape, when considered from all possible driving angles.

This includes signs which:

(i) Provide a confusing or dominating background, which could reduce the clarity or effectiveness of a traffic sign or signal;

(ii) Invite drivers to turn, but are sited in such proximity to the vehicle entrance that there is no time to signal, slow down and turn safely;

(iii) Contain reflectors or flashing lights and therefore have the potential to be confused with traffic control signs or signals at night.

(g) Proximity to other signs and intersections and potential adverse effects on the safety of road users including pedestrians.

(h) The effect on driver safety and concentration as a result of reduced lettering sizes or more than the permitted number of words and symbols, or the nature of the text, lettering, and fonts and images that could make interpretation of the sign difficult while driving.

20.5.27 Sensitive Activities on Sites Near Other Activities and Infrastructure

An assessment of the reverse sensitivity effects arising from a sensitive activity being located near an existing other activity or infrastructure shall be made that includes consideration of the following:

(a) The frequency, character and intensity of the relevant adverse effect

(b) The degree of effect on the relevant existing activity in its particular environment having regard to such factors as noise and visual amenity; and

(c) Whether the potential reverse sensitivity effects can be mitigated by way of conditions including but not limited to design, building orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant existing or consenting activity, or by changing the orientation of the relevant existing activity).

20.5.28 Sensitive Activities Near Petroleum Exploration or Petroleum Production Activity

An assessment of the risks to human health and risks of reverse sensitivity where a new sensitive activity is proposed within a Petroleum Activity Risk Contour or the additional setbacks/requirements from a petroleum exploration or petroleum production activity, the following information will be required:

(a) The nature, magnitude and extent of risks of an emergency event from the petroleum exploration or petroleum production activity, including whether the proposed new sensitive activity is sited outside the area of unacceptable risk (1×10^{-6});

(b) Consultation with the operator of the existing petroleum exploration or petroleum production activity, and their view on the nature and location of the proposed new sensitive activity in terms of level of risk and potential reverse sensitivity effects.