

Chapter 31 ASSESSMENT CRITERIA (Industrial Environments)

31.1 INTRODUCTION

Some discretionary activity and restricted discretionary rules refer to assessment criteria to assist the Council in considering resource consent applications. The Council will have regard to the Assessment Criteria outlined below for the industrial environments when considering an application under Sections 104 and 105 of the Act.

31.2 GENERAL

The following criteria will be used by the Council in considering a resource consent application for a Discretionary Activity or a Restricted Discretionary Activity for non-compliance with one or more conditions in the relevant activity table and/or condition table.

- a) Any unusual circumstances including, but not limited to, those listed below:
 - i) Inherent site considerations: including unusual size, shape, topography, substratum, vegetation or flood susceptibility;
 - ii) Particular site development characteristics: including the location of existing buildings or their internal layout, achievement of architectural harmony, compliance with engineering or bylaw standards, enhancement of private open space, achievement of a better relationship between the site and the road, building renovation or restoration of demonstrable merit, the design and arrangement to facilitate access for the disabled, or legal impediments;
 - iii) Unusual environmental circumstances: including adverse topography, unusual use or location of buildings on adjacent sites, improved amenity for neighbouring sites, the presence of effective on-site screening.

31.3 ASSESSMENT CRITERIA FOR PARTICULAR LAND USES

1. Non-Industrial and Non-Commercial Activities (Main Industrial, Suburban Industrial, Marine Industrial, Port Industrial and Wastewater Treatment zones)

The Council will have regard to the relevant objectives and Policies of this Plan and in addition will consider:

Land Use Nature and Scale

- a) Whether the land use will contribute to the efficient use and/or development of natural and physical resources within the City and whether any alternative locations have been considered.
- b) Whether the impact of the scale and intensity of the land use is compatible with surrounding land uses.
- c) Whether the land use will alter the character of the industrial zone.

- d) Whether there are any effects of a low probability, but high potential impact.
- e) Whether the establishment of the land use would adversely effect the efficient use and/or development of natural and physical resources of the industrial zone or any other zone, or result in significant social or economic impacts.
- f) Whether the volume of traffic likely to be attracted to the site is likely to cause an effect on the neighbouring people and environment including the road network and traffic safety and efficiency.

Site Layout

- g) Whether buildings and structures including parking and storage areas are sited in a way or adequately screened to minimise any adverse effects on the visual and aural privacy of adjacent land uses, public open places and roads.

Carparking and Access

- i) Whether the land use will avoid on-road congestion, including vehicle parking, as a result of the ingress and egress of vehicles to and from the site.
- j) Whether adequate sight distances are available for vehicular and pedestrian safety.

The Council will pay particular attention to the adequacy of accessways when the facility is located on a rear site, as well as to the location of entry and exit points to the site, and their relationship with existing intersections, site constraints and adjacent activities. The Council will require adverse effects to be avoided, remedied or mitigated by controlling access to the road or site, by redesign of the access or roadway, or by traffic signals and the like. Sites adjacent to local roads may be unsuitable for some land uses.

Noise Mitigation Measures

- k) Whether noise arising from the land use, including the congregation of people and movement and parking of vehicles, will have an adverse effect on the amenity of the surrounding area.

The Council will require noise mitigation measures to be undertaken to protect the aural amenity of adjacent properties and residential areas.

- l) Whether noise generated from industrial activities in the area will have an adverse effect on the amenity of the residents, or people attending non-industrial or non-commercial activities, in particular, noise sensitive activities.

The Council will require noise mitigation measures to be undertaken to protect the aural amenity of residents and any people involved with such noise sensitive activities.

Infrastructure

- m) Whether the land use can avoid, remedy or mitigate any adverse effects it may have on infrastructural services.

Where the existing infrastructure cannot sustain new development, the proposal must provide a satisfactory alternative or level of mitigation. This may be in the

form of financial contributions.

Cumulative Effect

- n) Whether the proposed land use will have an adverse cumulative effect on the surrounding area.

In assessing the appropriateness of allowing a land use to be located in an area, consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding environment. Of particular concern is the cumulative adverse effect of locating a land use on a site adjacent to or already accommodating an activity that may currently generate traffic, noise and other adverse effects not in keeping with existing surrounding land uses.

Effects on Art Deco Resource

- o) Whether the proposed activity will have an adverse effect on the sustainability of the Art deco heritage resource of the City by providing a focus for specialty retail outside of the Inner City Commercial Area.
- p) Whether the activity provides a commercial or hospitality service such as a convenience store or café to the area rather than traditional retailing. It would be expected that the activity would provide goods or services the majority of which are consumed or used within the zone.

2. Tyre Storage

- a) The extent to which the tyres will be screened from residential and open space zoned land and from roads.
- b) The layout of the proposed facility including the size and height of storage piles, the distances between piles, and fire breaks proposed.
- c) The extent to which the location of the site and the proposed layout, screening and security measures minimize the potential for arson.
- d) The mechanisms proposed, by way of a fire management plan, to minimize the risks of fires starting and maximize the chances of fires being extinguished as quickly as possible.
- e) The mechanisms proposed for the control of stormwater, such as on-site treatment devices, covering storage areas, and the use of impervious surfaces, and the extent to which these will avoid adverse effects on the Council's reticulated network and on the receiving environment.
- f) The mechanisms proposed for the control of vermin and insects.
- g) The extent to which the site is of adequate size to accommodate the proposed tyre storage together with the proposed stormwater management regime, fire fighting facilities, car parking and landscape treatments.
- h) The extent to which alternative sites or locations have been considered.
- i) The duration for which it is proposed the tyres will be stored on the site, and the duration for which the activity is to be undertaken.

- j) The mechanisms proposed to ensure that all tyres will be removed from the site when the activity ceases – for example the provision of a bond to Council.
- k) Whether the tyre storage involves new tyres or end-of-life tyres (including shredded or chipped end-of-life tyre products).

3. Residential Caretaker Activities

The Council will have regard to the relevant Objectives and Policies of this Plan and in addition will consider:

- a) Whether the Residential Caretaker activity remains accessory to an industrial activity on the same site.
- b) Whether the use of the building is solely for the owner of the business premise or a permanent employee (and their immediate relatives) undertaking a caretaking function.
- c) Whether the outlook from any window is obscured by any sign erected on the building
- d) Whether the Residential Caretaker activity has installed appropriate noise mitigation measures to mitigate the adverse effects of adjacent industrial activities.

The Council may require the applicant to provide an acoustic design report to ensure that the health and safety of the occupants are not compromised by adjacent industrial activities.

- e) Whether the Residential Caretaker activity will lead to reverse sensitivity effects on existing industrial activities.
- f) Whether there is appropriate provision for onsite carparking and separate entrance and access from the road.
- g) Whether a notional garage, garage carport or other vehicle parking space is provided on site for at least one vehicle and complies with Appendices 17 & 18.
- h) Whether there is appropriate provision of a service court (with a minimum dimension of 3 metres by 3 metres) and whether appropriate screening is provided to ensure that the service court is not able to be viewed from any adjacent zone or road.

4. Any Retail Activity not Meeting the Standards

The Council will have regard to the relevant objectives and Policies of this Plan and in addition will consider:

Carparking and Access

- a) Whether the land use will avoid on-road congestion as a result of the ingress and egress of vehicles to and from the site.
- b) Whether adequate sight distances are available for vehicular and pedestrian safety.
- c) Whether adequate vehicle parking can be provided on-site or other methods are

able to avoid, remedy or mitigate any adverse effects associated with vehicle parking and manoeuvring.

Traffic Assessment

- d) Whether the development will have an adverse effect on the roading network and traffic safety and efficiency in the vicinity of the site.
- e) Whether there are appropriate measures available to mitigate the traffic impacts on the road network.

Site Layout

- f) Whether buildings and structures, including parking and storage areas, are sited in such a way that minimises any adverse effects on the visual privacy of adjoining land uses.

Infrastructure

- g) Whether the existing services on-site and adjacent to the site can meet the needs of the new development.

Where the existing infrastructure cannot sustain new development, the proposal must provide a satisfactory alternative or level of mitigation.

Cultural Impacts

- h) Whether the development will draw business from the inner city thereby affecting the viability of the art deco building resource and placing the cultural wellbeing of the City at risk.

Cumulative Effect

- i) Whether the proposed land use will have an adverse effect on the surrounding area.

In assessing the appropriateness of allowing a land use to be located in an area or an increase in the scale and intensity of a land use, consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding environment, especially where this is a residential environment. Of particular concern is the cumulative effect of locating a land use on a site adjacent to or already accommodating land uses that may currently generate high levels of traffic and other adverse environment effects.

Large Format Effects

- j) Whether the activity could give rise to reverse sensitivity effects.
- k) Whether there are alternative suitably zoned locations for the activity.
- l) Whether the development will reduce opportunities for industrial activities to establish within the zone. Consideration must be given to alternative locations where the retailing activity could establish.
- m) Whether the development is located within the area that services wet industries and will reduce opportunities for industrial activities that are reliant on the availability of that infrastructure to locate within that area.

5. Discretionary Activities in the Business Park Zone

The Council will have regard to the relevant objectives and Policies of this Plan and in addition will consider:

Land Use Nature and Scale

- a) Whether the land use will contribute to the efficient use and/or development of natural and physical resources within the City and whether any alternative locations have been considered.
- b) Whether the impact of the scale and intensity of the land use is compatible with surrounding land uses.
- c) Whether the land use will alter the character of the business park zone.
- d) Whether there are any effects of a low probability, but high potential impact.
- e) Whether the establishment of the land use would adversely affect the efficient use and/or development of natural and physical resources of the business park zone or any other zone, or result in significant social or economic impacts.
- f) Whether the volume of traffic likely to be attracted to the site as a result of the activity is likely to cause an effect on the neighbourhood and the environment including the ability of the road network to accommodate it and the impacts on traffic safety and efficiency.

Effects on Physical Environment

- g) whether the activity would produce any physical effects that have the potential to impact on the ecology of the Ahuriri Estuary.
- h) Whether the land use involves the use of materials that could have an adverse environmental effect in the event of flooding.
- i) Whether the activity would result in visual effects that are not compatible with the surrounding environment.

Site Layout

- j) Whether buildings and structures including parking and storage areas are sited in a way or adequately screened to minimise any adverse effects on the visual and aural privacy of adjacent land uses, public open places and roads.

Carparking and Access

- k) Whether the land use will avoid on-road congestion, including vehicle parking, as a result of the ingress and egress of vehicles to and from the site.
- l) Whether adequate sight distances are available for vehicular and pedestrian safety.

The Council will pay particular attention to the adequacy of accessways when the facility is located on a rear site, as well as to the location of entry and exit points to the site, and their relationship with existing intersections, site constraints and adjacent activities. The Council will require adverse effects to be avoided, remedied or mitigated by controlling access to the road or site, by redesign of the

access or roadway, or by traffic signals and the like.

Noise Mitigation Measures

- m) Whether noise arising from the land use, including the congregation of people and movement and parking of vehicles, will have an adverse effect on the amenity of the surrounding area.

The Council will require noise mitigation measures to be undertaken to protect the aural amenity of adjacent properties and residential areas.

- n) Whether noise generated from industrial activities in the area will have an adverse effect on the amenity of the residents, or people attending non-industrial or non-commercial activities, in particular, noise sensitive activities.

The Council will require noise mitigation measures to be undertaken to protect the aural amenity of residents and any people involved with such noise sensitive activities.

Infrastructure

- o) Whether the land use can avoid, remedy or mitigate any adverse effects it may have on infrastructural services.

Where the existing infrastructure cannot sustain new development, the proposal must provide a satisfactory alternative or level of mitigation. This may be in the form of financial contributions.

Cumulative Effect

- p) Whether the proposed land use will have an adverse cumulative effect on the surrounding area.

In assessing the appropriateness of allowing a land use to be located in an area, consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding environment. Of particular concern is the cumulative adverse effect of locating a land use on a site adjacent to or already accommodating an activity that may currently generate traffic, noise and other adverse effects not in keeping with existing surrounding land uses and infrastructure, including the road network.

Air Safety

- q) Whether the land use has the potential to impact on the safe operation of the Hawke's Bay Airport.

Effects on Art Deco Resource

- r) Whether the proposed activity will have an adverse effect on the sustainability of the Art deco heritage resource of the City by providing a focus for specialty retail outside of the Inner City Commercial Area.

- s) Whether the activity provides a commercial or hospitality service such as a convenience store or café to the area rather than traditional retailing. It would be expected that the activity would provide goods or services the majority of which are consumed or used within the zone.

Large Format Effects

- t) Whether the activity could give rise to reverse sensitivity effects.
- u) Whether there are alternative suitably zoned locations for the activity and whether there is land available in the Large Format Retail Zone.
- v) Whether the development will reduce opportunities for industrial activities to establish within the zone. Consideration must be given to alternative locations where the retailing activity could establish.

Consent may not be granted to large format retail activities seeking to locate on sites in the Business Park Zone unless it can be demonstrated that there is no other suitably zoned site available.

6. Land uses within the West Quay Waterfront Zone

The Council must be satisfied that the relevant objectives and policies of the Plan will be met. In addition, the Council will consider:

Land Use Nature and Scale

- a) Whether the impact of the scale and intensity of the land use is compatible with surrounding land uses.
- b) Whether the land use will contribute to or detract from the mixed use character of the zone.
- c) Whether there are any effects of a low probability, but high potential impact.
- d) Whether the establishment of the land use would adversely effect the efficient use and/or development of natural and physical resources of the industrial zone or any other zone, or result in significant social or economic impacts.
- e) Whether the volume of traffic likely to be attracted to the site is likely to cause disturbance to the neighbouring land uses, the road network and traffic safety and efficiency.

Site Layout

- f) Whether buildings and structures including parking and storage areas are sited in a way or adequately screened that minimises any adverse effects on the visual and aural privacy of adjacent land uses, public open places and roads.

Carparking and Access

- g) Whether the land use will avoid on-road congestion, including vehicle parking, as a result of the ingress and egress of vehicles to and from the site.
- h) Whether adequate sight distances are available for vehicular and pedestrian safety.

The Council will pay particular attention to the adequacy of accessways when the facility is located on a rear site, as well as to the location of entry and exit points to the site, and their relationship with existing intersections, land constraints and adjacent activities. The Council will require adverse effects to be avoided, remedied or mitigated by controlling access to the road or site, by redesign of the access or roadway, or by traffic signals and the like. Sites adjacent to local roads

may be unsuitable for some land uses.

Noise Mitigation Measures

i) Whether noise arising from the land use, including the congregation of people and movement and parking of vehicles, will have an adverse effect on the amenity of the surrounding area.

The Council will require noise mitigation measures to be undertaken to protect the aural amenity of adjacent properties and residential areas.

j) Whether noise generated from industrial activities in the area will have an adverse effect on the amenity of the residents, or people attending non-industrial or non-commercial activities, in particular, noise sensitive activities.

The Council will require noise mitigation measures to be undertaken to protect the aural amenity of residents and any people involved with such noise sensitive activities.

Infrastructure

k) Whether the land use can avoid, remedy or mitigate any adverse effects that it may have on infrastructural services.

Where the existing infrastructure cannot sustain new development, the proposal must provide a satisfactory alternative or level of mitigation. This may be in the form of financial contributions.

Cumulative Effect

l) Whether the proposed land use will have an adverse cumulative effect on the surrounding area.

In assessing the appropriateness of allowing a land use to be located in an area, consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding environment. Of particular concern is the cumulative adverse effect of locating a land use on a site adjacent to, or already accommodating, an activity that may currently generate traffic, noise and other adverse effects not in keeping with existing surrounding land uses.

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