11 ASSESSMENT CRITERIA

Transitional consenting

Changes to the Resource Management Act 1991 regarding transitional resource consenting arrangements took effect from 30 October 2026. As a result, some provisions within this chapter are affected by section 104(1A) of the Resource Management Act 1991. Text highlighted in grey identifies provisions, or parts of provisions, that have been identified as affected. Explanatory notes are shown in highlighted grey and *italics* to provide further guidance on the effect of the legislative changes.

The matters contained in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities. In considering whether or not to grant consent or impose conditions, the Council shall also have regard to the following assessment matters.

These assessment criteria apply to the zone rules contained in ***Chapters 7*** to ***10***. ***Part 3 of the Plan - District Wide Provisions*** also contains assessment criteria.

11.1 RESIDENTIAL INTENSITY (INCLUDING MINOR RESIDENTIAL UNITS) AND SCALE OF ACTIVITIES

(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.

(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage, in order to avoid visual domination and loss of privacy and sunlight.

NOTE: *The provision of outdoor living spaces, and effects on outdoor living spaces is out of scope in the context of residential activities. Visual dominance effects on adjacent privately owned sites out of scope in relation to views from private property. For further information refer to Operative plan \| Far North District Council.*

(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.

NOTE: *Area of landscaping out of scope for a residential activity. For further information refer to Operative plan \| Far North District Council.*

(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.

(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.

(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.

(h) Noise generation and the extent to which reduction measures are used.

(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.

(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.

(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.

NOTE: *Area of landscaping out of scope for a residential activity. For further information refer to Operative plan \| Far North District Council.*

(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.

(m) Any adverse effects on the life supporting capacity of soils.

(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.

NOTE: *The provision of outdoor living spaces, and effects on outdoor living spaces is out of scope in the context of residential activities. For further information refer to Operative plan \| Far North District Council.*

(o) Visual effects of site layout on the natural character of the coastal environment.

(p) The effect on indigenous vegetation and habitats of indigenous fauna.

(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.

(s) When establishing a minor residential unit

  (i) the extent of the separation between it and the principal dwelling;

  (ii) the degree to which the design is compatible with the principal dwelling;

  (iii) the extent that services can be shared;

  (iv) the extent that the floor plan is fit for purpose;

  (v) the extent to which landscaping is utilised to mitigate adverse effects;

  (vi) the design of the building in regard to how easily it may be removed from a site should circumstances change.

(t) With respect to access to a State Highway (SH) that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connections to the local roading network and the provision of written approval from the NZ Transport Agency.

11.2 BUILDING HEIGHT, SCALE AND SUNLIGHT

(a) The extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight.
NOTE: *Visual dominance effects on adjacent privately owned sites out of scope in relation to views from private property. For further information refer to Operative plan \| Far North District Council.*

(b) The ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening.
NOTE: *Area of landscaping out of scope. For further information refer to Operative plan \| Far North District Council.*

(c) The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity.

(d) The spatial relationship between the new building and adjacent residential units, and the outdoor space used by those units.
NOTE*: The provision of outdoor living spaces, and effects on outdoor living spaces is out of scope in the context of residential activities. For further information refer to Operative plan \| Far North District Council.*

(e) The nature of the activity to be carried out within the building and its likely generated effects.

11.3 STORMWATER MANAGEMENT

(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.

(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.

(c) Any cumulative effects on total catchment impermeability.

(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.

(e) The physical qualities of the soil type.

(f) Any adverse effects on the life supporting capacity of soils.

(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.

(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.

(i) The extent to which landscaping may reduce adverse effects of run-off.

(j) Any recognised standards promulgated by industry groups.

(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.

(l) The extent to which the proposal has considered and provided for climate change.

(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.

11.4 VISUAL AMENITY AND ENVIRONMENT PROTECTION (COMMERCIAL AND INDUSTRIAL ZONES)

(a) The extent to which activities and buildings on the site are visible from adjoining sites, and the extent to which, if any, reducing the landscaping incurs adverse effects in terms of the visual impacts of buildings and outdoor storage areas on those sites.
NOTE: *Visual effects on adjacent privately owned sites out of scope. For further information refer to Operative plan \| Far North District Council.*

(b) The visual appearance of the site from the road frontage and the zone boundary.

(c) The ability to mitigate adverse effects of reduced landscaping by the nature of planting, or by the location of parking, manoeuvring and storage areas in less visible parts of the site.

(d) The ability to incorporate into landscaping any measures to retain, treat and/or dispose of stormwater generated on the site.

(e) The need for, and practicality of providing, the required landscaping or screening given the inherent characteristics of the site including site shape, topography, access and layout of existing buildings and landscaping.

(f) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

11.5 VISUAL AMENITY IN THE GENERAL COASTAL, SOUTH KERIKERI INLET AND COASTAL LIVING ZONES

(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.

(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.

NOTE: *Area of landscaping out of scope for a residential activity. For further information refer to Operative plan \| Far North District Council.*

(c) The location and design of vehicle access, manoeuvring and parking areas.

(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.

(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.

(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.

(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

(h) the extent to which private open space can be provided for future uses ;

NOTE: *The provision of outdoor living spaces is out of scope in the context of residential activities. For further information refer to Operative plan \| Far North District Council.*

(i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

NOTE: *Visual dominance effects on adjacent privately owned sites out of scope in relation to views from private property. For further information refer to Operative plan \| Far North District Council.*

(j) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.
NOTE: *Effects on outdoor living spaces are out of scope in the context of residential activities. For further information refer to Operative plan \| Far North District Council.*

11.6 SETBACK FROM BOUNDARIES

(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.

(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.
NOTE: *Effects on the outlook from adjacent privately owned sites out of scope. For further information refer to Operative plan \| Far North District Council.*

(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.

(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.

(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.

11.7 SCREENING FOR NEIGHBOURS – NON-RESIDENTIAL ACTIVITIES

(a) Any adverse effects on the outlook from adjoining sites.

(b) Any adverse noise effects arising from the use of the site.

(c) Whether there are any alternative methods available for screening from adjacent sites.

11.8 OUTDOOR ACTIVITIES

(a) Whether the activity and its effects are in keeping with the effects of other activities in the immediate vicinity of the site.

(b) The extent to which measures are adopted to reduce any adverse effects on adjoining sites and roads.
NOTE: *Visual effects on adjacent privately owned sites out of scope. For further information refer to Operative plan \| Far North District Council.*

11.9 SITE INTENSITY FOR NON-RESIDENTIAL ACTIVITIES

(a) The extent to which the area of the site and the proposed activities thereon are in keeping with the scale and form of the existing built environment and activities in the surrounding area and the total impermeable area of the catchment.

(b) Whether permeable surfaces are planted to maintain and enhance the amenity of the site and the adjacent area and to retain, treat and/or dispose of stormwater generated on the site.

(c) The extent to which measures are adopted to mitigate any adverse effects of increased size or scale of activity.

11.10 HOURS OF OPERATION FOR NON-RESIDENTIAL ACTIVITIES

(a) Whether the scale of activity resulting from the hours of operation is compatible with adjacent activities.

(b) The extent to which the extended hours of operation will result in noise, disturbance, loss of privacy and loss of security to neighbouring properties.

(c) Any adverse effects in terms of increased traffic generation, such as glare from headlights, noise and vibrations.

(d) The extent to which measures are used to mitigate adverse effects on neighbouring properties.

11.11 KEEPING OF ANIMALS

(a) The location and proximity of adjoining residential units.

(b) The potential for further residential subdivision in the vicinity.

(c) The number and type of animals.

(d) The extent to which any adverse effects may be mitigated having regard to:

(i) the frequency and nature of management and supervision;

(ii) means of ventilation;

(iii) building design, including soundproofing;

(iv) method of effluent management and disposal;

(v) noise;

(vi) odour;

(vii) likely presence of vermin.

(e) The extent to which prevailing climatic conditions and landscaping may reduce adverse effects.

(f) Any recognised standards promulgated by industry groups.

(g) Likely effects, including increase in predators on indigenous vegetation and habitats of indigenous fauna.

11.12 TRAFFIC INTENSITY

(a) The extent by which the expected traffic intensity for a proposed activity exceeds the assumed value set by the Traffic Intensity Factor contained in ***Appendix 3A*** in ***Part 4*** of the Plan.

(b) The time of day when the extra vehicle movements will occur.

(c) The distance between the location where the vehicle movements take place and any adjacent properties.

(d) The width and capability of any street to be able to cope safely with the extra vehicle movements.

(e) The location of any footpaths and the volume of pedestrian traffic on them.

(f) The sight distances associated with the vehicle access onto the street.

(g) The existing volume of traffic on the streets affected.

(h) Any existing congestion or safety problems on the streets affected.

(i) With respect to effects in local neighbourhoods, the ability to mitigate any adverse effects through the design of the access, or the screening of vehicle movements, or limiting the times when vehicle movements occur.

(j) With respect to the effects on through traffic on arterial roads, strategic roads and State Highways, any measures such as right-turn bays, flush medians, left turn deceleration tapers, etc. proposed to be installed on the road as part of the development to accommodate traffic turning into and out of the site.

(k) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

(l) The extent to which the activity may result in adverse effects on the safety and efficiency of the State Highway system and its connections to the local roading network.

(m) the effects on the safety and/or efficiency on any State Highways, its connections to the local road network and the provision of written approval from the NZ Transport Agency.

(n) The effects of the activity where it is located within 500m of reserve land administered by the Department of Conservation upon the ability of the Department to manage and administer that land.

11.13 NOISE

(a) The character, level and duration of noise from any activity as received at the boundary, or notional boundary, of another site.

(b) The hours of operation in relation to the surrounding environment.

(c) The effectiveness of any noise mitigation measures proposed.

11.14 NOISE MITIGATION FOR RESIDENTIAL ACTIVITIES

(a) The degree of noise attenuation achieved by the residential activity.

(b) The hours of operation of the adjoining activity that is generating the noise.

(c) The timing, character and duration of the noise from adjoining sites that is affecting the site of the application.

11.15 NOISE FROM TEMPORARY MILITARY TRAINING

(a) The location, duration and frequency of any noise emissions.

11.16 SOIL

(a) The extent to which the life supporting capacity of soils will be safeguarded.

11.17 PURPOSE OF BUILDINGS IN THE RECREATION/CONSERVATION ENVIRONMENT

(a) The necessity of the building for conducting the principal recreational or conservation activity on the site.

(b) The compatibility of the building with the natural or landscaped character of the site, and with the level of amenity in the surrounding area.

(c) The necessity of the building for a utility service.

11.18 HELICOPTER MOVEMENTS

(a) The frequency of helicopter take-offs and landings.

(b) The timing of helicopter take-offs and landings.

(c) Mitigation measures (including noise buffers and routing of approach paths).

11.19 LAND USE INCOMPATIBILITY

(a) The effects of the proposal on existing lawfully established activities.

11.20 DEVELOPMENT PLANS

(a) The siting of buildings, machinery and stockpiles relative to adjacent properties in order to avoid visual domination, loss of privacy and sunlight to those properties and nuisance due to traffic, dust, noise and vibration.
NOTE: *Visual dominance effects on adjacent privately owned sites out of scope in relation to views from private property. For further information refer to Operative plan \| Far North District Council.*

(b) The size, location and design of landscaped areas and the extent to which bunds, trees and planting are used to mitigate adverse effects.

(c) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

(d) The effect of the mining and quarrying operations on existing activities located on the approach roads.

(e) The extent to which hours of operation are appropriate in terms of the surrounding environment.

(f) Noise generation and the extent to which reduction measures are used.

(g) The risks caused by blasting and vibration and the extent to which avoidance measures are used.

(h) The effects of the proposed development on the continued operation or future expansion of the existing activities in the surrounding area.

(i) The methods of containing tailings and the extent to which adverse effects are avoided or mitigated.

(j) The methods and staging for rehabilitating the site as mining and quarrying is completed, and the extent to which the natural drainage pattern, contours and indigenous vegetation will be restored.

(k) Any recognized standards promulgated by industry groups.

11.21 RUSSELL TOWNSHIP BASIN AND GATEWAY AREA

The extent to which any proposed building or development within the Russell Township Basin and Gateway Area, as defined on ***Maps 89*** and ***HP4***, has regard to the following general design guidelines:

(a) Where existing buildings are being added to or altered, pitches of new roofs should be the same as the existing roof, unless the alterations are generally re-establishing the proven original style or character of the building.

(b) Where existing buildings are altered or added to, this should be in a manner which preserves their essential character or which recovers original character lost through subsequent unsympathetic modification.

(c) Window size and shape should be appropriate to the style of building.
NOTE: *Window size is out of scope unless in relation to heritage. For further information refer to Operative plan \| Far North District Council.*

(d) Generally, traditional construction methods (e.g. timber frame), together with traditional cladding such as weatherboard or corrugated sheet steel and traditional roof coverings such as shingles or corrugated sheet steel, reinforce historic forms and are generally appropriate. Concrete block walls, concrete or pressed metal roof tiles, and aluminium joinery are generally considered inappropriate.

(e) Dormer windows are only considered appropriate where they are generally consistent with the historic style of the building.

(f) A low level of ornamentation is generally desirable in Russell.

(g) The protection and enhancement of existing vegetation will be encouraged and soft landscaping (including hedging) will be preferred at site boundaries except on the Strand where hard edges such as fences are more appropriate.

(h) Buildings should not be visually obtrusive as viewed from the Strand or Kororareka Bay and Matauwhi Bay. In particular, buildings on the skyline should not exceed the maximum height.

11.22 RENEWABLE ENERGY / ELECTRICITY DEVELOPMENT

(a) The contribution the proposal will make to Central Government energy policy objectives and renewable energy targets.

(b) The contribution the proposal will make to the security of supply and increased energy independence for the communities of Far North District.

(c) Any other benefits or positive effects that the project is able to demonstrate. This may include adding to and diversifying the District's generation base, increased network resilience, reduced grid investment, local industry development, and price security for the local community.

(d) The actual and potential noise effects of the proposal, and the ability to meet NZS 6808:2010 Acoustics Wind farm noise and other relevant standards such as NZS 6802:1991 "Assessment of Environmental Sound".

(e) The actual and potential effects of the proposal, with particular consideration of the following:

(i) the effects on Outstanding Landscapes, Outstanding Landscape Features or Outstanding Natural Features identified on the Resource Maps;

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

(iii) the extent to which the proposal will impact on the natural character of the coastal and rural environment;

(iv) the extent to which the proposal will adversely impact on cultural values;

(v) the extent to which any aspects of the proposal can be sited underground where practicable.

(f) The effect of the overall scale 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 development on residential dwellings, including consideration of any potential adverse effect on amenity values discernible at the dwelling including:

(i) electromagnetic interference to broadcast or other signals;

(ii) blade glint resulting from the reflection of the sun from the turbine blades;

(iii) shadow flicker resulting from sunlight on the rotating blades casting a shadow that rapidly moves across the windows of a dwelling within 10 rotor diameters distance of a turbine.

(h) The extent of the ecological effects of the proposal, in particular:

(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 the degree to which runoff and the effects on local catchments can be managed.

(i) The effects on archaeological sites, heritage and cultural values, including any sites identified in Appendices 1A, 1B, 1E, 1F or 1G and shown on the Resource Maps or Planning Maps

(j) The effects of the proposal on traffic safety including blade glint and shadow flicker

(k) 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.

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

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

(n) The extent to which any adverse effects can be mitigated by the following:

(i) alternative siting of the structure(s) including any ancillary structure(s);

(ii) alternative design of the structure(s) including any ancillary structures(s);

(iii) alternative colour of the structure(s) including any ancillary structures(s).

(o) The electromagnetic effects of the proposal, including effects on existing telecommunications.

(p) The extent to which the use or storage of hazardous substances may pose a risk to human health and/or the environment. See also **Section 11.8** of the District Plan.

(q) An evaluation of alternative sources, sites, routes and designs, as required by the Northland Regional Policy Statement.

11.23 VISUAL AMENITY (LOT 1 DP 28017 AND LOT 1 DP 46656, LOCATED ON COBHAM ROAD, KERIKERI (AND ANY SITES CREATED AS A RESULT OF SUBDIVISION OF THESE LOTS))

(a) The extent to which activities and buildings on the site are visible from adjoining sites, and the extent to which, if any, reducing the landscaping incurs adverse effects in terms of the visual impact of buildings on those sites.

***NOTE**: Visual effects on adjacent privately owned sites out of scope. For further information refer to Operative plan | Far North District Council.*

(b) The visual appearance of the site from the road frontage, and the extent to which, if any, reducing the landscaping and/or fencing incurs effects on the urban fringe character of the area.

11.24 BUILDING COVERAGE

(a) the ability to provide adequate landscaping for all activities associated with the site.

(b) the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment.

(c) the scale and bulk of the building in relation to the site.

(d) the extent to which private open space can be provided for future uses.
NOTE: *The provision of outdoor living spaces is out of scope in the context of residential activities. For further information refer to Operative plan \| Far North District Council.*

(e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment.
NOTE: *Visual effects on adjacent privately owned sites out of scope. For further information refer to Operative plan \| Far North District Council.*

(f) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment.
NOTE: *Visual dominance effects on adjacent privately owned sites out of scope in relation to views from private property. For further information refer to Operative plan \| Far North District Council.*

(g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects.

(h) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.
NOTE: *Effects on outdoor living spaces are out of scope in the context of residential activities. For further information refer to Operative plan \| Far North District Council.*