Assessment of Regional and City Policies and Plans

BOP Regional Policy Statement

	Provision		Assessment
Air Quality	Objective 1	The adverse effects of odours, chemical emissions and particulates are avoided, remedied or mitigated so as to protect people and the environment.	The activity is located in an industrial zone with requirements that seek to limit sensitive activities locating in proximity. Some sensitive activities have been allowed to establish within 500m of the site, being worker accommodation in hangars at the airport and an early childhood centre. These activities will not be adversely affected by the air discharges The adverse effects of odours, chemical emissions and particulates are mitigated by the application of best practicable option technology. The adverse effects of fine particulates are mitigated by the application of best practicable option technology and result in a net reduction.
Air Quality	Policy AQ 1A:	Discouraging reverse sensitivity associated with odours, chemicals and particulates	
Air Quality	Policy AQ 2A:	Managing adverse effects from the discharge of odours, chemicals, and particulates	
Air Quality	Policy AQ 3A:	Managing adverse effects of fine particulate contamination	
Energy and Infrastructure	Objective 5	Provide for energy efficiency and conservation and promote the use and development of renewable energy sources	The new plant provides a resilient platform for progressive introduction of low carbon, renewable energy technology to the manufacturing process over the life of the plant. The new plant will reduce greenhouse gas emissions through the use of modern and efficient heating systems and provides a platform for ongoing introduction of low carbon technology.
Energy and Infrastructure	Policy EI 1B:	Promoting the use and development of renewable energy sources	
Energy and Infrastructure	Policy EI 2B:	Promoting energy efficiency and conservation	
Integrated Resource Management	Objective 10	Cumulative effects of existing and new activities are appropriately managed	A precautionary approach has been taken by modelling of air quality effects based on full scale production that is well above typical operating levels, which is appropriately conservative in this case. The application considers all environmental effects as an integrated whole.
Integrated Resource Management	Policy IR 1B:	Applying a precautionary approach to managing natural and physical resources	

	Provision		Assessment
Integrated Resource Management	Policy IR 3B:	Adopting an integrated approach	The application is to replace an existing plant with a new plant with significantly improved emissions control technology. This will contribute to a reduction in cumulative air quality effects. The application considers all environmental effects as an integrated whole, with a single application addressing all environmental effects.
Integrated Resource Management	Policy IR 5B:	Assessing cumulative effects	
Integrated Resource Management	Policy IR 6B:	Promoting consistent and integrated management across jurisdictional boundaries	
Integrated Resource Management	Objective 11	An integrated approach to resource management issues is adopted by resource users and decision makers	Modelling of air quality effects is based on full scale production that is well above typical operating levels, which is appropriately conservative in this case, given the sensitivity of the receiving environment. Climate change effects have been included as factors in stormwater assessment (increased flood risk) and air quality monitoring (Changed weather patterns). The application considers all environmental effects as an integrated whole, with a single application addressing all environmental effects. The application considers all environmental effects as an integrated whole.
Integrated Resource Management	Policy IR 1B:	Applying a precautionary approach to managing natural and physical resources	
Integrated Resource Management	Policy IR 2B:	Having regard to the likely effects of climate change	
Integrated Resource Management	Policy IR 3B:	Adopting an integrated approach	
Integrated Resource Management	Policy IR 5B:	Assessing cumulative effects	
Integrated Resource Management	Objective 12	The timely exchange, consideration of and response to relevant information by all parties with an interest in the resolution of a resource management issue	The application considers all environmental effects as an integrated whole. Consultation with consent authority, community groups and iwi has identified the high level of concern about the asphalt plant operation and its contribution to emissions, including odour. The application process has included early engagement and consultation with manawhenua. Active protection will be provided through consent conditions.
Integrated Resource Management	Policy IR 4B:	Using consultation in the identification and resolution of resource management issues.	
Iwi resource management	Policy IW 3B:	Recognising the Treaty in the exercise of functions and powers under the Act	

	Provision		Assessment
Iwi resource management	Policy IW 6B:	Encouraging tangata whenua to identify measures to avoid, remedy or mitigate adverse cultural effects	Information has been shared with tangata whenua to promote enagement on management measures.
Iwi resource management	Objective 13	Kaitiakitanga is recognised and the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) are systematically taken into account in the practice of resource management	Proposed conditions seek to provide for kaitiakitanga. The application process has included early engagement and consultation. Active protection will be provided through consent conditions.
Iwi resource management	Policy IW 3B:	Recognising the Treaty in the exercise of functions and powers under the Act	Consultation has identified relevant resource management issues. Engagement is ongoing in an endeavour to resolve issues.
Iwi resource management	Policy IR 4B:	Using consultation in the identification and resolution of resource management issues	
Iwi resource management	Objective 15	Water, land, coastal and geothermal resource management decisions have regard to iwi and hapū resource management planning documents	
Iwi resource management	Policy IW 4B:	Taking into account iwi and hapū resource management plans	Iwi and hapū resource management plans have been taken into account.
Iwi resource management	Policy IW 6B:	Encouraging tangata whenua to identify measures to avoid, remedy or mitigate adverse cultural effects	Consultation has identified relevant resource management issues. Engagement is ongoing in an endeavour to resolve issues.
Iwi resource management	Objective 17	The mauri of water, land, air and geothermal resources is safeguarded and where it is degraded, where appropriate, it is enhanced over time	The proposed upgraded plant will significantly reduce contaminant emissions enhancing the mauri of air and water, both of which are degraded.
Iwi resource management	Policy IW 5B	Adverse effects on matters of significance to Māori	
Iwi resource management	Objective 21	Recognition of and provision for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	Consultation has identified relevant resource management issues. Engagement is ongoing in an endeavour to resolve issues.
Iwi resource management	Policy IW 2B:	Recognising matters of significance to Māori	Consultation has identified relevant resource management issues. Engagement is ongoing in an endeavour to resolve issues.
Iwi resource management	Policy IW 5B:	Adverse effects on matters of significance to Māori	

	Provision		Assessment
Urban Growth	Objective 23	A compact, well designed and sustainable urban form that effectively and efficiently accommodates the region's urban growth	The proposal is an urban activity within defined urban limits. Council has provided for business land in appropriate locations to meet the economic and social growth needs of the subregion.
Urban Growth	Policy UG 14B	Restricting urban activities outside the urban limits – Western Bay of Plenty sub-region.	
Urban Growth	Policy UG 16B	Providing for new business land – western Bay of Plenty subregion	
Water Quality and land use	Objective 27	The quality and mauri of water in the region is maintained or, where necessary to meet the identified values associated with its required use and protection, enhanced	The requirements of the CSDC and associated SW Management Plan are met by the proposed management of stormwater runoff and site management during construction. Discharge effects will be managed on the site.
Water Quality and land use	Policy WL 1B:	Enabling land use change	
Water Quality and land use	Objective 29	Land use activities are: 1 within the capability of the land to support the activity; 2 integrated with the wider environmental values of their surroundings; and 3 within the capacity of receiving waters to assimilate any discharge	The requirements of the CSDC and associated SW Management Plan are met by the proposed management of stormwater runoff and site management during construction. Discharge effects will be managed on the site. The discharge consent will be incorporated into the CSDC, where periodic reviews apply.
Water Quality and land use	Policy WL 7B:	Minimising the effects of land and soil disturbance.	
Water Quality and land use	Policy WL 8B:	Providing for regular reviews of regional council consent conditions	
Natural Hazards	Objective 31	Objective 31 Avoidance or mitigation of natural hazards by managing risk for people's safety and the protection of property and lifeline utilities	Natural hazard risks from flooding and land instability have been assessed as low after the completion of development, subject to appropriate mitigation.
Natural Hazards	Policy NH 1B:	Taking a risk management approach	

	Provision		Assessment
Natural Hazards	Policy NH 3B:	Natural hazard risk outcomes	
Natural Hazards	Policy NH 9B:	Assessment of natural hazard risk at the time of subdivision or change or intensification of land use before Policies NH 7A and NH 8A have been given effect to.	

Provision			Assessment
Air	AIR -01	Protect air from adverse effects — Te tiaki i te hau mai i ngā pānga kino Protection of the mauri of air and human health from adverse effects of anthropogenic contaminant discharges to air.	
	AIR -02	Ambient air quality — Te pai o te hau The region's ambient air quality meets the National Environmental Standards for Air Quality (2004) (or its amendment or replacement).	
	AIR - 02	Local air quality — Te pai o te hau o te rohe Sustainable management of discharges of contaminants to air according to their adverse effects on human health, cultural values, amenity values and the receiving environment.	
	AIR - P1	Classification of activities — Te wehewehenga o ngā mahinga Provide for the discharge of contaminants to air by: (1) permitting discharges from activities where the discharge can be suitably managed with general conditions to avoid, remedy or mitigate any adverse effects of the discharge; (2) managing all other discharges where (1) does not apply, as controlled, restricted discretionary, discretionary, or non-complying activities.	An air discharge from asphalt manufacturing is a Discretionary Activity.
	AIR P2	Hazardous substances — Ngā matū mōrearea Seek to avoid adverse effects from discharges of hazardous substances and hazardous air pollutants to air and where avoidance is not practicable, remedy or mitigate the adverse effects of the discharge using the best practicable option.	Adverse effects from discharges of hazardous substances and hazardous air pollutants to air will be mitigated using the best practicable option.

Provision			Assessment
	AIR-P3 Management of discharges — Te whakahaere i ngā tukunga	Activities that discharge contaminants to air must be managed, including by use of the best practicable option, to:	
		(1) safeguard the life supporting capacity of the air, protect human health, and avoid, remedy or mitigate adverse effects on cultural values, amenity values, and the environment.	The proposal mitigates adverse effects on cultural values, amenity values, and the environment by adopting best practice technology and processes. The conditions include periodic reviews of technology and processes to ensure best practice is maintained for the life of the plant.
		(2) avoid the discharge of contaminants at a rate or volume that may cause an exceedance or breach of the ambient air quality standards of the National Environmental Standards for Air Quality (or its replacement or amendment)	The predicted ground level concentrations, using conservative assumptions, indicate that the effects of emissions from the proposed plant are well below relevant air quality assessment criteria.
		(3) avoid reduction in visibility where it may cause adverse effects on vehicle, aircraft, or ship safety	The discharge will not reduce visibility where it may cause adverse effects on vehicle, aircraft, or ship safety
		(4) avoid, remedy or mitigate the discharge of contaminants that may cause adverse effects on regionally significant infrastructure or regionally significant industry. (For the purposes of this Policy AIR-P3(4) regionally significant industry means industry based on the use of the natural and physical resources which have benefits that are significant at a regional or national scale. These may include social, economic, or cultural benefits.)	The discharge will not cause adverse effects on regionally significant infrastructure or regionally significant industry.

Provision			Assessment
AIR-P4	Matters to consider — Ngā take hei whiriwhiri	Have particular regard to the following matters when considering the acceptability of any discharge of contaminants to air:	
		(1) The proximity of sensitive areas to the discharge including the effect of new activities discharging contaminants into air near established sensitive areas.	Sensitive areas have been considered in the AQA, and appropriate separation distance are provided.
		(2) Areas where the discharge may cause an exceedance or breach of the ambient air quality standards of the National Environmental Standards for Air Quality or exceed the Health-based Guideline Values in Table 1 of the Ambient Air Quality Guidelines (or their replacements or amendments).	There are no areas where the discharge may cause an exceedance or breach of the relevant standards or guidelines.
		(3) Adverse effects on air quality values identified in the relevant iwi and hapū resource management plans during assessments of resource consent applications.	The proximity of marae, papakainga, Kura Kaupapa, kohanga reo have been considered in the AQA and appropriate separation distance are provided.
		(4) The effect of the prevailing weather conditions, including rainfall, wind speed and wind direction.	Prevailing weather conditions, including rainfall, wind speed and wind direction have been included in the dispersion modelling used in the AQA.
		(5) The effect of the discharge on human health, cultural values, amenity values, the environment, and regionally significant infrastructure.	The proposal mitigates effects on human health, cultural values, amenity values, and the environment to an acceptable level, in compliance with all applicable standards and guidelines. The discharge will not cause adverse effects on regionally significant infrastructure or regionally significant industry.
		(6) Cumulative effects.	The predicted ground level concentrations, using conservative assumptions, indicate that the cumulative effects of emissions of from the proposed plant are well below relevant air quality assessment criteria.

Provision			Assessment
		(7) Whether a change to an activity expressly allowed by an existing resource consent will cause a net increase of particulates into an airshed in breach of the ambient air quality standard for particulates of the National Environmental Standards for Air Quality.	The proposal will result in a net reduction of particulates into the Mount Maunganui airshed.
		(8) The operational requirements and locational constraints relevant to the discharge and/or activity, for example for rural production activities.	The site is centrally located in the Tauranga/Western Bay of plenty subregion, and highly accessible to raw material inputs and the freighting of asphalt to construction sites.
		(9) Any other recognised air quality guidelines or standards (not listed) that are appropriate to the discharge.	Other recognised air quality guidelines or standards have been considered in the AQA.
DW O16	Contaminated Land	The significant adverse effects of existing contaminated land are remedied or mitigated.	The activity will not be changing in a way that will increase risks to human health and the environment. There will be minimal disturbance of the land which will be strictly managed under a Contaminated Soils Management Plan Nationally accepted environmental and health guidelines, standards for soil contamination have been applied in the assessment. Effects will be managed under a Contaminated Soils Management Plan.
DW P22	Contaminated Land	To encourage remediation of contaminated land, where such land poses a significant risk of adverse effects to water, ecosystems, the life-supporting capacity of soil or public health.	
DW P23	Contaminated Land	To use nationally accepted environmental and health guidelines, standards for soil and water contamination, and standards for discharges from contaminated land, when undertaking contaminated land investigations in order to determine whether a site poses a significant risk of adverse effects.	
DW P24	Contaminated Land	To use processes under the Act or any other legislation to ensure that any potential adverse effects caused by remediation or disturbance of contaminated land are avoided, remedied or mitigated.	

Provision			Assessment
DW O8 (Objective 30)	Stormwater	Integrated and comprehensive management of stormwater within a catchment or sub-catchment framework, where practicable.	The Mount Maunganui Industrial Area has an existing CSDC and SMP in place. The discharge consent will be transferred into this consent and be subject to the same terms and conditions.
DW O9 (Objective 31)	Stormwater	Improvement, where necessary, to the quality of stormwater discharged to the environment.	SW systems on the site will be upgraded and will ensure to compliance with water quality standards.
DW O10 (Objective 32)	Stormwater	Erosion and scour caused or exacerbated by stormwater discharges is avoided, remedied or mitigated.	SW discharge is to an existing public SW network. There are no known erosion or scour issues attributed to the site.
DW O11 (Objective 33)	Stormwater	The volume of stormwater from urban areas and other sources that utilise stormwater systems that discharge to streams, rivers and lakes is minimised.	The land use is existing and not changing. There will be no increase in runoff rate or volume.
DW O12 (Objective 34)	Stormwater	Streams and rivers are not used as treatment systems for contaminated stormwater.	On site treatment is provided.
DW O13 (Objective 35	Stormwater	Stormwater is discharged to land, where appropriate.	Discharge to land is not appropriate in this case due to space restrictions, impervious areas, heavy vehicle loads and high water table.
DW O15 (Objective 37)	Stormwater	Stormwater discharges avoid, remedy or mitigate adverse effects on the ecological, natural character, landscape, recreational, and Maori cultural values of streams, rivers and lakes.	The proposal mitigates adverse effects on cultural values, amenity values, and the environment by adopting best practice technology and processes. Source controls will be used to avoid contamination.
DW P15 (Policy 51)	Stormwater	To require the appropriate management of stormwater quality, including:	The best practicable option will be used, to be defined at final design stage, to achieve required water quality standards. Source controls will be used to prevent the contamination of receiving environments.
		(a) The use of source controls to avoid the contamination of stormwater.	
		(b) The use of best practicable options.	
		(c) Treatment of stormwater to prevent the contamination of receiving environments.	

Provision			Assessment
DW P18 (Policy 54)	Stormwater	To require stormwater discharge rates and volumes, and stormwater discharge outlet structures, to be designed and managed to avoid or mitigate erosion and scour.	SW discharge is to an existing public SW network. There are no known erosion or scour issues attributed to the site.
DW P19 (Policy 55)	Stormwater	To encourage the minimisation of the volume of stormwater runoff discharged to the environment from urban areas.	The land use is exising and not changing. There will be no increase in runoff rate or volume.
DW P21 (Policy 57)	Stormwater	Where appropriate to the environmental limitations of the site, encourage the discharge of stormwater to land.	Discharge to land is not appropriate in this case due to space restrictions, impervious areas, heavy vehicle loads and high water table.

Tauranga City Plan

Provision			Assessment
4B.1.2	Objective – Maintaining a Sustainable Transport Network	Transport-related effects of the subdivision, use and development of land do not compromise the integrated, safe, sustainable and efficient function of the transport network within the sub-region.	The proposal will maintain the safe and efficient function. the transport network. Traffic generation will not change from that of the existing consented activity. Visibility to or from vehicle access points and intersections is appropriate for the specified legal speed limit of that road. The proposed access arrangement with one way flow will enhance the safety of pedestrian and vehicle movements within the site and mitigate adverse effects on the safe and efficient operation of the transport network.
4B.1.2.1	Policy – Use of Land	Ensuring the pattern of subdivision, use and development of land occurs in a co-ordinated and comprehensive manner that optimises land availability whilst integrating with the transport network to maintain its safe and efficient function.	
4B.1.2.2	Policy – Maintaining Road Function	By ensuring that traffic generation associated with the subdivision, use and development of land does not adversely affect the primary function of roads within the road hierarchy.	
4B.1.2.4	Policy – Access Visibility	By ensuring that visibility to or from vehicle access points and intersections is appropriate for the specified legal speed limit of that road.	

Provision			Assessment
4B.1.2.5	Policy – Access Location and Points of Service	By ensuring the location of vehicle entry and exit points and / or points of service maintain the safety of pedestrian and vehicle movements within the site and avoid, remedy or mitigate adverse effects on the safe and efficient operation of the transport network (including the function of roads as identified in the road hierarchy).	
4E.1.1	Objective – Noise	The generation of noise is reasonable for the nature and scale of individual activities, recognising the purpose and character of the underlying zone whilst minimising annoyance and disturbance on surrounding activities and sensitive zones.	Given the site is in an existing established industrial zone with low sensitivity, and considering the calculated noise levels and noise character, noise levels will remain reasonable, with no adverse noise amenity effects. Sensitive activities will not be affected by noise from the asphalt plant.
4E.1.1.1	Policy – Noise from Non-Residential Activities	By ensuring non-residential activities and roadside cabinets do not generate noise levels normally considered unacceptable in sensitive zones or create noise levels which are unreasonable for occupiers of adjoining or adjacent properties.	
6A.1.9	Objective – Urban Landscape Character	The City's urban landscape character values are maintained and enhanced.	The site is well suited for the proposal and any landscape and visual amenity effects arising from the proposal on the receiving environment are acceptable. The exceedance of the 18m height standard of the Industry Zone will not be a prominent feature within the environment. Where visible, the proposal will be seen within the context of the surrounding industrial land uses and structures, including the wider Mount Maunganui Industrial area and the Port of Tauranga. The site is not located and the interface between different land uses. The site is not located at the interface between private and public space. Natural waterways and drainage patterns; are not affected.
6A.1.9.1	Policy - Maintenance and Enhancement of Landscape Character in Urban Areas	By ensuring that subdivision, use and development does not adversely affect the landscape character values of urban areas by:	
		a. Maintaining and enhancing the characteristics and elements that determine the character and amenity of the surrounding area;	
		b. Ensuring the bulk and scale of the built form is compatible with that anticipated in the surrounding area;	

Provision			Assessment
		c. Maintaining and enhancing amenity between different land uses by screening, buffering or otherwise providing an appropriate interface treatment;	The site is not located within any specific landscape overlay and there are no known landscape values that require protection. The height of the proposal is below the 32m high floor of the protected viewshaft of Mauao from the Tahuwhakatiki Marae viewing point. There is no indigenous vegetation, notable trees and heritage trees on the site. The site is not in an urban growth area. The site is not at the interface between urban activities and adjoining landscapes. The proposal does not affect any outstanding natural features and landscapes or important amenity landscapes.
		d. Achieving a high amenity interface between private and public space;	
		e. Protecting and enhancing natural waterways and drainage patterns;	
		f. Protecting areas of cultural or heritage value;	
		g. Maintaining and enhancing indigenous vegetation, notable trees and heritage trees;	
		h. Recognising that the landscape character values in urban growth areas will change through the subdivision, use and development process;	
		i. Managing the interface between urban activities and adjoining landscapes to maintain the integrity of identified outstanding natural features and landscapes and important amenity landscapes;	
		j. Ensuring the effects of activities maintain and enhance the factors, values and associations of outstanding natural features and landscapes and/or important amenity landscapes.	
8D.1.1	Objective - Avoidance or mitigation of flooding from intense rainfall	The flood risk to life, property and infrastructure resulting from subdivision, use and development of land is reduced over time taking into account the effects of climate change.	Water carrying capacity will be maintained Water storage capacity will be maintained The overland flow path will not be obstructed Risk is not transferred to others The buildings are not habitable but provide the freeboard in any event. Flood flows are less than 300mm depth in an extreme event and there is no significant safety issue.
8D.1.1.2	Policy - Overland Flowpaths - General	Maintain the function of overland flowpaths to safely convey flood water and reduce risk to life, property and infrastructure by:	

Provision			Assessment
		a) Maintaining the water carrying capacity of an overland flowpath;	The buildings are not habitable but provide the freeboard in any event. Risk is not transferred to others The plant is located outside the floodable area. Aggregate storage is resilient and not affected by flooding. Impervious surface rules do not apply in the Industrial Zone.
		b) Maintaining the water storage capacity of a major overland flowpath;	
		c) Restricting activities that may obstruct an overland flowpath;	
		d) Ensuring that the risk of flooding is not transferred to other people, property or infrastructure; and	
		e) Ensuring that the minimum freeboard level of habitable rooms is 500mm above the	
		f) Demonstrating that a safe evacuation route or refuge during flood events is provided.	
8D.1.1.4	Policy – Flood Prone Area - General	Requiring new buildings and additions to existing buildings (other than social and cultural buildings and critical buildings) within the flood prone area to mitigate risks from flood hazards by:	
		a) Requiring that the minimum freeboard level of habitable rooms is 500mm above the flood level	
		b) Ensuring that the risk of flooding is not transferred to other people, property or	
		c) Ensuring that business and industrial activities are designed to minimise damage to goods and internal fittings caused by flooding	
8D.1.1.6	Policy - Impervious surfaces	Restrict on site impervious surfaces to manage the amount of stormwater run-off generated by a development and ensure that adverse effects of flooding are avoided or mitigated.	
9A.1.1	Objective - Prevention or Mitigation of Adverse Environmental	Adverse environmental effects and/or risks to human health, property and/or the receiving environment associated with facilities and activities involving the manufacture, storage, use, transportation and/or	Potential effects on the environment will be managed through storing hazardous substances in a secondary containment bund (liquids) and appropriate design and maintenance of containers, upgraded stormwater disposal system with diversion of runoff higher risk operational

Provision			Assessment
	Effects and Minimisation of Risk	disposal of hazardous substances are prevented or mitigated.	areas to trade waste that will avoid contaminants entering the stormwater system and down stream water bodies. The final design will be reviewed and certified for compliance against the applicable hazardous substances regulations once the new facility is complete, and prior to operation of the processes. A final Environmental Management Plan will be submitted for certification incorporating detailed procedures and protocols to minimise hazards, including an Emergency Response Plan There will be no increase in risk to the natural or physical environment, or to the safety, health or well-being of people and communities.
9A.1.1.1	Policy - Location of Hazardous Facilities	By ensuring that facilities involving the manufacture, storage, use, disposal and transportation of hazardous substances are located so the risk to the wider environment is prevented or mitigated. In particular, facilities should avoid locating adjacent to water bodies, residential areas or other sensitive receiving environments unless the potential adverse effects of any failure of the facility, storage device or systems can be avoided.	
9A.1.1.2	Policy - Design and Management of Hazardous Facilities	By ensuring that facilities involving the manufacture, storage, use, disposal or transportation of hazardous substances are designed, constructed and managed to prevent or mitigate adverse environmental effects and minimise risks to the environment.	
9A.1.1.3	Policy – Risk Management	By ensuring that all hazardous substances facilities have emergency contingency plans or strategies capable of avoiding, remedying or mitigating adverse environmental effects upon failure of the facility, primary storage device or accidental spill or release during handling or transfer.	
9A.1.1.4	Policy - Storage and Use of Hazardous Substances	By ensuring that the storage or use of hazardous substances does not result in cumulative adverse effects, particularly through increased risk to the natural or physical environment, or to the safety, health or well-being of people and communities.	
12G.1.1	Objective – Services and Infrastructure	The provision of effective, efficient, functional, safe and sustainable services, infrastructure and network utilities throughout the City.	Roads and three waters are connected to a Council owned system.

Provision			Assessment
12G.1.1.1	Policy – Services	Ensuring that the subdivision, use and development of land will provide for a level of on-site services, infrastructure and network utilities that:	Demand on infrastructure will be unchanged, other than the addition of a trade waste discharge which will comply with the trade waste bylaw. Demand on broader service or infrastructure supply will be unchanged The asphalt manufacturing activity is permitted in the industrial zone.
		a. Connects to a Council owned system where appropriate;	
		b. Avoids generating an unanticipated level of demand on infrastructure, service or network utility capacity that is not able to be remedied or mitigated;	
		c. Do not compromise existing service or infrastructure supply in the broader area; and	
		d. Are consistent with the purpose of the underlying zone	
9B.1.2	Objective - Managing Risks for Contaminated Land	Significant risks to human health and the environment posed by remediation, subdivision, use and development of contaminated land are prevented or mitigated.	The activity will not be changing in a way that will increase risks to human health and the environment. There will be limited disturbance of the land which will be strictly managed under a Contaminated Soils Management Plan.
9B.1.2.1	Policy – Prevention or Mitigation of Adverse Effects for Contaminated Land	By ensuring that all remediation, subdivision, use and development of land affected by soil contamination prevents or mitigates adverse effects and significant risk on human health and the environment.	
9B.1.2.2	Policy – Management Measures for Contaminated Land	By requiring management measures for contaminated land that provide for remediation, or containment, or disposal of contaminated soil, so the level of contamination is appropriate for any likely future use of the land.	
9B.1.2.3	Policy – Risk Management for Use of	By ensuring that exposure from the on-going use of land affected by soil contaminants is managed in a way that prevents or mitigates any adverse effects on human health and the environment.	

Provision			Assessment
	Contaminated Land		
8A.5.1	Objective - Location of Industrial Land Use	Industrial land use and development is clustered in specific locations throughout the City to provide convenient and efficient access to the transport network, avoid conflict with sensitive land use, and provide for both efficiency and a choice of means of access for employees.	
18A.5.1.2	Policy – Efficiency of the Transport Network	By ensuring that impacts on the transport network and sensitive zones are minimised by providing for industrial land use within Industrial Zones that: a. Are located near to main roads, rail and sea transport routes; b. Provide efficient access to and for employees; c. Provide efficient integration with the transport network consistent with the objectives and policies described in Chapter 4 – General Rules Provisions of the Plan.	The application site will provide convenient and efficient access to the transport network, avoid conflict with sensitive land use, and provide for both efficiency and a choice of means of access for employees. The proposal will maintain the landscape character of the locality, which is characterised by large industrial buildings and structures. The proposal is not readily visible from surrounding zones and will not compromise amenity. Building form is appropriate and use of recessive colours will reduce its visibility.
18A.6.1	Objective – Bulk and Scale of Buildings in Industry Zone	Buildings are of a bulk and scale sufficient to provide for the needs of industry while not compromising landscape character or the amenity of adjacent zones.	
18A.6.1.1	Policy – Bulk and Scale of Buildings in Industry Zone	By limiting industrial development within the Industry Zone to a building envelope sufficient to provide for that development, while: a. Ensuring the maintenance of the landscape character of the locality; b. Ensuring the amenity of surrounding zones is not compromised; c. Ensuring the effects of development is mitigated by the inclusion of large specimen plantings and	

Provision			Assessment
		appropriate building form, where the provided building envelope is exceeded.	