

CHAPTER 5: SITE AMENITY EFFECTS

5.0 INTRODUCTION

Land use frequently has effects which cross property boundaries. Those effects may add to or detract from the use and enjoyment of neighbouring properties. They may also affect natural resource values, such as air and water quality, or common goods such as views or local character.

Adverse cross-boundary effects are commonly noise, dust, vibration, odour, contamination, shading and electrical interference. Amenity values such as privacy, outlook, views, landscape, character and spaciousness may also be affected.

Amenity values may also be affected by increased or decreased stormwater run-off from development. The health and safety of people must be assured, and flooding to property must be avoided, remedied or mitigated.

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Within a site, amenity may stem from the versatility of the site; the proportions of buildings, open space, and vegetation; provision for vehicles; the benefits of daylight and sunlight both indoors and outside.

The health and safety of people, communities and property is a significant part of site amenity, both within the site and between sites. Contaminants, including noise, and fire, hazardous substances and natural hazards, are factors in maintaining or enhancing amenity values.

The density of development influences the degree of some effects. In other cases it influences the perception of when an effect becomes adverse: for example, development at urban density produces different expectations of privacy than is achieved in rural areas.

In rural areas, adverse effects are particularly apparent between residential activities with urban amenity expectations, and the range of possible rural land uses. In urban areas, adverse effects can occur between all types of activities.

The urban/rural boundary is an area of particular sensitivity, where rural uses may result in effects, which are at times unacceptable to urban dwellers. This may include situations where urban expansion results in the imposition of additional controls on established rural uses, unless buffers are provided or other provisions are made to address potential cross-boundary effects.

There is the potential for the adverse cross-boundary effects from subdivision and development on the natural values of those areas, where urban or residential areas are located within or adjacent to areas of significant indigenous vegetation, significant habitats of indigenous fauna, or outstanding natural features or landscapes.

5.1 ADVERSE OFF-SITE EFFECTS

5.1.1 Issues

5.1.1.1 Provision for appropriate protection, use and development of the District's resources so that activities at one site do not adversely affect the use and enjoyment of another site, or resource.

5.1.2 Objective

Avoidance, remedying or mitigation of adverse effects from the use of land on the use and enjoyment of other land and on the qualities of natural and physical resources.

5.1.3 Policies

Refer to Policy sets 6.4, 8.2, 33.1, 33.3, 33.4, 33.5, 35.1.

Refer to Rule sections 16.3, 17.1, 17.5, 17.6, 17.7, 17.8, 17.12, 18.7, 18.8, 36.1 - 36.7.

- 5.1.3.1** To ensure that any adverse effects of subdivision and development on site amenity, natural and built heritage and landscape values, and contamination and natural hazard risks are avoided, remedied, or mitigated.
- 5.1.3.2** To protect the quality of groundwater and surface water from the adverse effects of urban development and rural activities.
- 5.1.3.3** To protect areas of specific resource value, such as hard rock aggregate resources, from the adverse effects of encroachment by other activities, particularly residential activities.
- 5.1.3.4** To limit the intensity of development where wastewater reticulation and treatment are not available.
- 5.1.3.5** To ensure that the characteristics, including size, soil type and topography of each lot of any proposed subdivision or built development are suitable for sustainable on-site treatment of domestic waste in unreticulated areas, particularly in areas where higher risks of adverse effects from on-site disposal of domestic wastewater exist.
- 5.1.3.6** To limit the use of on-site domestic wastewater disposal systems in the Special Domestic Wastewater Disposal Areas (SDWDAs) where cumulative adverse effects including degraded receiving water quality, health risks, nuisance odours, and overland flows of wastewater are likely or have been identified because of increasing system density.
- 5.1.3.7** To require developers to show, in any land use consent involving new on-site disposal of domestic wastewater in an SDWDA how a transition from on-site disposal to a community disposal or reticulated scheme will be made where Council has resolved to construct such a scheme within five years of the application being made.
- 5.1.3.8** Development must ensure that the effects of land use or subdivision activities on stormwater flows and contamination risks are appropriately managed so that the adverse environmental effects are no more than minor. C7 7/07
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- 5.1.3.9** To avoid, remedy, or mitigate effects of:
- (a) noise and vibration;
 - (b) dust and other particulate emissions;
 - (c) contaminant discharges;
 - (d) odour and fumes;
 - (e) glare;
 - (f) electrical interference;
 - (g) vehicles;
 - (h) buildings and structures;
 - (i) temporary activities;
- beyond the boundaries of the site generating the effect.

- 5.1.3.10** To avoid, remedy, or mitigate the effects of shelter belts, spray belts, horticultural plantings, plantation forestry and other vegetation on adjoining properties and on road safety matters including visibility, shading, and icing, while acknowledging the rural area as being a working environment.
- 5.1.3.11** To avoid, remedy, or mitigate the likelihood and adverse effects of the discharge of any contaminant beyond the property on which it is generated, stored, or used.
- 5.1.3.12** To protect the natural character of coastal land from adverse effects of further subdivision, use or development, including effects on:
- (a) natural features and landscapes, such as headlands, cliffs and the margins of estuaries;
 - (b) habitats such as estuaries and wetlands;
 - (c) ecosystems, especially those including rare or endangered species or communities;
 - (d) natural processes, such as spit formation;
 - (e) water and air quality;
- having regard to the:
- (i) rarity or representativeness;
 - (ii) vulnerability or resilience;
 - (iii) coherence and intactness;
 - (iv) interdependence;
 - (v) scientific, cultural, historic or amenity value;
- of such features, landscapes, habitats, ecosystems, processes and values.
- 5.1.3.13** To avoid, remedy, or mitigate adverse effects of urban use and development on rural activities at the interface between urban and rural areas.
- 5.1.3.14** To provide sufficient flexibility in standards, terms and methods for rural sites to allow for the wide range of effects on amenities which are typically associated with rural activities, and which may vary considerably in the short or long term.

5.1.20 Methods of Implementation

5.1.20.1 Regulatory

- (a) Rules relating to:
 - allotment size and intensity of site development;
 - disposal of effluent and waste;
 - bulk and location of buildings and trees;
 - effects of urban development, including the spatial distribution and design layout of classes of activities within urban areas;
 - nuisance effects, including dust, odour, noise, glare, vibration, electrical interference, traffic matters, and effects which are cumulative or are related to reverse sensitivity issues;
 - screening activities of inherently poor appearance;
 - amenity standards for rural areas;
 - contaminant discharges;
 - stormwater discharges.
- (b) Zones and areas that are identified on the basis of particular characteristics and qualities where variations in rules to manage actual and potential effects apply.

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- (c) Provisions such as buffer areas, separation areas, screening, security, urban layout or design, or other methods to address urban-rural and other interface amenity issues, at the time of any Plan change or resource consent.
- (d) Special Domestic Wastewater Disposal Areas shown on the planning maps where the combination of site specific characteristics such as soil, geology and topography, and risks of adverse effects, especially cumulative effects, from the on-site disposal of domestic effluent are high and where area rules apply.
- (e) Standards of the Nelson Tasman Land Development Manual 2019 that can address the effects of development on and design of Council's network infrastructure assets. C69 6/19
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5.1.20.2 Investigations and Monitoring

- (a) Monitoring of site amenity effects, including health and nuisance effects, and public perceptions of site amenity values, in all urban and rural areas subject to development.
- (b) Investigations of methods for avoiding or mitigating the discharge of contaminants across property boundaries.
- (c) Investigations and research into the natural drainage characteristics of land for determining appropriate catchment-based stormwater management. C7 7/07
Op 10/10

5.1.20.3 Education and Advocacy

- (a) Advice and information relating to nuisance management, including reference to technical experts.
- (b) Promotion of a code of practice for minimising leakage of night lighting, consistent with maintenance of safety and security, in urban and rural areas.
- (c) Mediation and conflict resolution.
- (d) Advice and information relating to the effective management of stormwater, including the use of Low Impact Design solutions. C7 7/07
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5.1.30 Principal Reasons and Explanation

Subdivision and development commonly occur at locations which share attributes valued by the community such as sustainable management of land for rural activities, or scenic or natural attractions. Subdivision and development commonly occurs at locations which share attributes valued by the community, such as sustainable management of land for rural activities and scenic or natural attractions. Continued urban development at these locations may reduce those values. Sometimes developments may provide an opportunity for more formal protection of valued features and may include other mechanisms for enhancing the environment. Policy 5.1.3.1 is a general policy which addresses the management of effects of change in land use in both the urban and rural environment. Policy 5.1.3.12 limits development on coastal land where it will have an adverse effect on coastal values. Policy 5.1.3.13 limits urban development and other activities which are likely to be incompatible with rural activities, in rural areas.

Water of good quality is needed for domestic use and for natural ecosystems. Policies 5.1.3.2, 5.1.3.4 and 5.1.3.11 seek to achieve that.

Land activities and development will be affected by, or have an effect on, stormwater flows, sedimentation and water quality. C7 7/07
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Policy 5.1.3.9 is intended to contain nuisance effects, and 5.1.3.10 addresses a nuisance which can also become a safety issue.

Rural activities are associated with a wide range of effects on amenities. Policy 5.1.3.14 acknowledges that these effects must be provided for on a flexible basis, including making allowance for some changes in effects in both the short and long term.

Rules and advocacy are regarded as the most effective means of achieving the results sought.

Policies 5.1.3.5, 5.1.3.6 and 5.1.3.7 recognise that there are a number of locations in the District where a combination of site features, geology, soil type and topography and a prevalence of on-site domestic wastewater systems has led to a variety of adverse effects. Increasing density of such systems in these areas creates increasing risks of cumulative adverse effects.

The Special Domestic Wastewater Disposal Areas particularly at risk have been identified by the Council as the Waimea Plains Aquifer Protection Area, the Richmond foothills, Milnthorpe, Parapara, Patons Rock, Marahau, Brooklyn, Tasman and Upper Moutere. Specific requirements for wastewater treatment and disposal system design and regulatory requirements for the discharge of the effluent will be imposed in these areas.

There are other areas where limitations for on-site disposal of domestic waste will also exist, such as those on sandy soils along the coast and where there are poorly drained pakihi soils and where there is karst terrain. It is important that these limitations be taken into account when assessing resource consent applications involving on-site disposal of domestic wastewater.

Policy 5.1.3.3 refers to the need to specifically protect some resources to provide for the wellbeing of present and future generations.

5.1.40 Performance Monitoring Indicators

- 5.1.40.1 Complaints regarding adverse effects of noise, dust, odour, signs, contamination, electrical interference and vegetation (including shading).
- 5.1.40.2 Surveyed extent and degree of adverse change to specified site amenity values in living environments in the District.

5.2 AMENITY VALUES

5.2.1 Issues

- 5.2.1.1 Amenity can be compromised in site development and site use.

5.2.2 Objective

Maintenance and enhancement of amenity values on site and within communities throughout the District.

5.2.3 Policies

Refer to Rules sections 16.1, 16.3, 17.1, 17.2, 18.1.

- 5.2.3.1 To maintain privacy in residential properties, and for rural dwelling sites.
- 5.2.3.2 To ensure adequate daylight and sunlight to residential properties, and rural dwelling sites.
- 5.2.3.3 To promote opportunity for outdoor living on residential properties, including rural dwelling sites.
- 5.2.3.4 To promote amenity through vegetation, landscaping, street and park furniture, and screening.
- 5.2.3.5 To promote amenity and convenience for people in commercial areas.
- 5.2.3.6 To maintain and enhance natural and heritage features on individual sites.

- 5.2.3.7 To enable a variety of housing types in residential and rural areas.
- 5.2.3.8 To avoid, remedy or mitigate the adverse effects of traffic on the amenity of residential, commercial and rural areas.
- 5.2.3.9 To avoid, remedy or mitigate the adverse effects of signs on amenity values.
- 5.2.3.10 To allow signs in residential, rural residential, recreation and rural areas that are necessary for information, direction or safety.
- 5.2.3.11 To enable a range of signs in commercial and industrial areas, subject to safety and access needs and visual considerations.
- 5.2.3.12 To support the consolidation of information and “welcome to . . .” signs at the entrances to towns.
- 5.2.3.13 To limit lighting of rural and residential subdivisions and development, including rural signs, to that which is necessary for safety and security, including public safety and security.

5.2.20 Methods of Implementation

5.2.20.1 Regulatory

- (a) Rules relating to:
- allotment size and intensity of development;
 - sunlight and shading;
 - outdoor living space on dwelling sites;
 - vegetation, fences and screening;
 - verandahs, retail frontage, pedestrian areas, garden areas and landscaping in commercial areas;
 - natural and cultural heritage features;
 - number, size, location and nature of signs in different areas of the District;
 - provision of roads and on-site vehicle needs.

5.2.20.2 Education and Advocacy

- (a) Advice and information on amenity issues, including landscaping.
- (b) Promotion of standards for signs through design guides and awards.

5.2.20.3 Works and Services

- (a) Street and park works and furniture.
- (b) Multi-sign structures and advertising kiosks.
- (c) Landscape planting.

5.2.30 Principal Reasons and Explanation

Allotment size and intensity of site development affect the perception of whether buildings or open space are dominant in any locality. They also affect the degree of amenity (including privacy) possible between sites, the proportion of sunlight and shade occurring on any site, and the options for using outdoor parts of a site.

These two factors also affect options for servicing sites, especially effluent disposal.

There is tension between the advantages of higher density urban development in reducing demands on limited land resources (such as coastal land, or land of high productive value), and people’s expressed preference for low density development in which open space is prominent. Trees and gardens are important in that open character.

Shelter from sun and rain is sought for pedestrians in the major commercial areas. Policy 5.2.3.8 recognises the effects of traffic on safety, convenience, and noise levels.

Several of these policy matters are subjective. Information and advice will be useful in addition to rules to help people achieve the policies.

A variety of housing types is permitted to cater for the changing household types in the District, including single person households, communal housing and transient accommodation.

Signs are an important part of the District in their role in giving information and advertising products. However, they affect safety and visual amenity if not properly designed and located, especially at the entrance to townships.

Signs are generally acceptable in the commercial and industrial areas because they are needed to advertise products and services. For this reason there is a more liberal approach to signage in these areas. However, signs on roofs and verandahs are restricted for amenity reasons.

Advertising in rural, recreation and residential areas is often a detraction from the amenity of these areas and in these areas, signs are restricted as to scale and positioning.

Traffic safety policies for signs are in Chapter 11. Signs on Council roads are controlled by Council bylaw. Signs on state highways are subject to controls specified in New Zealand Transport Agency (Signs on State Highways) Bylaw 2010.

Excessive or unnecessary lighting can be intrusive in rural and rural-residential areas. The policy intention is to permit only such lighting as is necessary for safety and security.

5.2.40 Performance Monitoring Indicators

- (a) Surveyed degree of satisfaction of residents and users concerning the on-site amenity values of living and urban environments in the District.

5.3 VISUAL AND AESTHETIC CHARACTER

5.3.1 Issues

- 5.3.1.1 Some localities exhibit special characteristics which people wish to retain.

5.3.2 Objective

Maintenance and enhancement of the special visual and aesthetic character of localities.

5.3.3 Policies

Refer to Rules sections 16.3, 17.5 – 17.8, 18.1, 18.3, 18.12.

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| 5.3.3.1 | To maintain the low or medium density residential character within the existing urban areas, except where higher residential density is provided for in specified development areas. | C5 3/06
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| 5.3.3.1A | To enable medium density housing with a high standard of amenity in specified locations. | C66 10/17
Op 12/18 |
| 5.3.3.2 | To maintain the open space value of rural areas. | |

- 5.3.3.3** To avoid, remedy or mitigate the adverse effects of the location, design and appearance of buildings, signs and incompatible land uses in areas of significant natural or scenic, cultural, historic or other special amenity value.
- 5.3.3.4** To avoid, remedy or mitigate the adverse effects of activities on the character and sets of amenity values in specific urban locations.
- 5.3.3.5** To maintain and enhance features which contribute to the identity and visual and aesthetic character of localities, including:
- (a) heritage sites and buildings;
 - (b) vegetation;
 - (c) significant landmarks and views.
- 5.3.3.6** To provide clear and distinctive boundaries to urban areas in relation to main highway routes.

5.3.20 Methods of Implementation

5.3.20.1 Regulatory

- (a) Rules relating to:
- allotment size and intensity of site development;
 - location, design and appearance of buildings and signs;
 - location of classes of activities and effects;
 - heritage, vegetation and landscape features.

5.3.20.2 Education and Advocacy

- (a) Development and promotion of guidelines or design codes for buildings and subdivision in areas of high natural, scenic, historic or amenity value.
- (b) Advice and information on amenity issues, including landscaping, retaining and enhancing natural character.

5.3.20.3 Works and Services

- (a) Street and park works and furniture.
- (b) Landscape planting.

5.3.30 Principal Reasons and Explanation

The community preference for low-density urban areas conflicts with the need to limit urban encroachment onto two of the District's land resources: the limited amount of land of high productive value; and the coastline, where natural character is prominent.

In locations such as St Arnaud, Marahau, Lake Rotoroa and Awaroa, natural and scenic values also warrant limits on the nature and scale of development (see Chapter 6.13). Elsewhere, heritage sites or other landmarks may warrant preservation.

As areas are developed within the controls applying to various locations, they take on the character allowed by those controls. These areas may need to be protected against new controls, or new activities, which would cause a departure from that character. For example, the removal of indigenous forest in areas where it is now rare in the coastal environment will adversely affect the character of the locality. Sprawling development along main highway routes leading into settlements may undermine the visual amenity of those settlements.

There is strong community preference to retain the residential character of residential areas. While some non-residential activities such as schools, churches and halls are complementary to that character, others are not compatible with the amenity of residential areas and should be excluded - by plan rules or by decisions on consent applications.

Design guidelines and Council works will be useful in addition to rules in maintaining the character of localities.

5.3.40 Performance Monitoring Indicators

- 5.3.40.1 Changes in extent and density of settlements (five yearly).
- 5.3.40.2 Surveyed degree of satisfaction of residents and users concerning the special visual and aesthetic character of localities in living, working and recreational environments.

5.4 RESIDENTIAL ACTIVITIES AND COMMUNITY FACILITIES

5.4.1 Issue

- 5.4.1.1 Residential and community facilities and services which enable people to provide for their social, economic and cultural well-being and for their health and safety.

5.4.2 Objective

Accommodation of a wide range of residential activities and accessible community facilities in urban areas.

5.4.3 Policies

Refer to Rule section 17.1.

- 5.4.3.1 To enable a variety of housing types, recognising different population growth characteristics, age, family and financial circumstances and the physical mobility of, or care required by, residents.
- 5.4.3.2 To allow for health care, educational and cultural facilities and other local community activities, including in residential areas, providing these do not compromise the character or amenity of the residential neighbourhood.

5.4.20 Methods of Implementation

5.4.20.1 Regulatory

- (a) Rules which permit a variety of residential activities but set performance standards to protect the amenity of residential neighbourhoods.
- (b) Rules which permit community activities subject to meeting performance standards.

5.4.30 Principal Reasons and Explanation

There is a need for a variety of housing forms – for example, permanent living accommodation, refuge or emergency housing, rental flats and boarding houses, or housing for people with special needs – to provide for the varied households of the District.

Community facilities such as halls, schools, health care facilities or hospitals may be of local or regional importance. They must be readily accessible to the residential community which they serve if they are to contribute effectively to the overall amenity or well-being of the community. However, because they have the potential to create adverse effects such as noise, traffic and long hours of operation, a high standard of amenity will be sought.

5.5 HEALTH AND SAFETY

5.5.1 Issues

- 5.5.1.1 Safety of people, property, and resources.
- 5.5.1.2 Inappropriate management and systems for manufacturing, handling, storing, using or disposing of hazardous substances can pose significant risks to the environment.

5.5.2 Objective

Reduction of risks to public health and safety, property and the environment, arising from fire and hazardous substances.

5.5.3 Policies

Refer to Policy sets 33.2, 33.5.

Refer to Rule sections 16.7, 17.4 – 17.8, 18.13.

- 5.5.3.1 To avoid, remedy or mitigate the likely adverse effects on land uses from fire, arising from the location of buildings or flammable vegetation.
- 5.5.3.2 Avoid, remedy or mitigate the likely adverse effects of facilities for the manufacture, storage, use or disposal of hazardous substances, on human health, other land use activities or the environment, including those effects arising from the location, design, construction or management of such facilities.
- 5.5.3.3 To avoid, remedy or mitigate the likely adverse effects of the transport or use of hazardous substances, arising outside of any facility for their manufacture, storage or use.
- 5.5.3.4 To avoid any escape or discharge to surface water or groundwater, or drift to other property, of any hazardous substance, from within the site where it is used.
- 5.5.3.5 To require adoption of land management practices that avoid the potential for creating future contaminated sites.
- 5.5.3.6 To require the preparation of a contingency plan to avoid, remedy or mitigate any adverse effects of an emergency discharge or accidental spill of hazardous substances.
- 5.5.3.7 To encourage the reduction in the use of hazardous substances.
- 5.5.3.8 To account for the cumulative risk from storage and use of hazardous substances arising from the development of different scales and types of hazardous facilities locating in the Mixed Business Zone, and to account for the effects of each hazardous facility on the:
- (a) adjacent land uses;
 - (b) aggregate risk of hazardous substances on the site;
 - (c) cumulative risk of hazardous substances across the zone and in the wider environment;
 - (d) ability of the zone infrastructure, especially stormwater drainage networks to address cumulative impacts of stormwater discharged from hazardous facilities.
- 5.5.3.9 To avoid, remedy or mitigate the adverse effects of land use activities on contaminated sites where there is a risk to human health or the environment by regulating activities being carried out on contaminated sites, particularly where there is a change in land use.

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5.5.3.10 To prohibit:

- (a) the generation of radioactive material;
- (b) the generation of energy from radioactive material or irradiating apparatus;
- (c) the transport, storage, or disposal of radioactive material or waste;

in Tasman District, except where one of the following is undertaken in accordance with the Radiation Protection Act 1965:

- (i) the transport, storage, or use of radioactive material, or the use of irradiating apparatus for medical, educational, industrial or research purposes; or
- (ii) the disposal of radioactive material or waste.

5.5.3.11 To oppose the presence of nuclear powered or nuclear equipped vessels in the waters of the Tasman District.**5.5.20 Methods of Implementation****5.5.20.1 Regulatory**

- (a) Rules relating to:
 - sites involving the storage, use and disposal of hazardous substances according to the nature of the substance and activities or resources at risk from it;
 - the safe storage, use and disposal of hazardous substances;
 - site management systems and contingency plans;
 - the location of rural buildings and flammable vegetation in relation to each other and property boundaries;
 - prohibiting and restricting radioactive material and nuclear technology in activities.
- (b) Chemical Hazard Area rules to restrict activities on any confirmed contaminated site that requires remediation, and that has the potential to cause significant adverse effects until remediated.

5.5.20.2 Investigations and Monitoring

- (a) Monitoring of locations, types of hazardous facilities, and incidents involving hazardous substances.
- (b) Assess the risks of the confirmed contaminated sites in the Site Contamination Register and make decisions as to whether any site needs to be included in the Chemical Hazard Area.
- (c) Establish and maintain a Site Contamination Register by following the Ministry for the Environment's guidelines for collecting and managing contaminated sites information.

5.5.20.3 Education and Advocacy

- (a) Promotion of public awareness of the benefits and costs of hazardous substances, and facilities for them.
- (b) Development, implementation, promotion and recognition of industrial standards and codes of practice to reduce adverse effects and minimise risks of hazardous substances.
- (c) Establishment of cooperative approaches with industries to ensure compliance with industry standards and codes of practice that are consistent with sustainable land management practices.
- (d) Promotion of guidelines to help achieve compliance with requirements.

- (e) Promotion of practices which make less use of hazardous substances.
- (f) Council will advocate to the government that energy-related uses of radioactive material or nuclear technology be kept out of Tasman District.
- (g) Promotion of public awareness about fire risks in rural areas, and methods to avoid or mitigate fire risks, such as retention of defensible space around buildings.
- (h) Promotion of public awareness about contaminated sites, and the Council's Site Contamination Register.
- (i) Advocate landowners or polluters of contaminated sites remediate the contamination by management or clean-up.

5.5.30 Principal Reasons and Explanation

Fire is a risk to people, property and natural resources. Reducing the probability of fire spreading, and requiring access for fire-fighting, can be promoted in this Plan.

Hazardous substances present a variety of risks to people's health and safety, and to natural resources. They need to be contained, used in prescribed ways, and any accidental spillage or release remedied according to an approved contingency plan.

Contaminated sites should not be used for any purpose which might release contaminants from the site, except the removal of contaminated material for disposal by approved methods. Further investigation may reveal additional contaminated sites.

Rules set limits for activities or facilities involving hazardous substances, but advisory material may help people achieve compliance. A reduction in the need to use hazardous substances would be beneficial, provided any surplus substances were disposed of in a risk-free manner.

The use of radioactive material or irradiating apparatus is principally in connection with energy generation or supply elsewhere in the world. Apart from popular medical, educational or research purposes, potential energy generation uses of such material or apparatus are considered to have unacceptable risks of contamination or other environmental damage in Tasman District. The Council will prohibit or oppose such uses or activities to the extent of its resource management powers.

5.5.40 Performance Monitoring Indicators

5.5.40.1 The number and severity of incidents, emergencies or escapes of hazardous substances in relation to the change in numbers of hazardous facilities.

5.5.40.2 Incidence of damage to buildings from vegetation fires.

5.50 ENVIRONMENTAL RESULTS ANTICIPATED

5.50.1 Changes in the quality of site amenity and the special character of living and working environments in the District but without significant adverse change.

5.50.2 Continued low or no risk of contamination or other environmental damage from radioactive sources.

5.50.3 Improvement in the quality of site amenity of the special character localities of the District.

5.50.4 Signage that is authorised.