

12.6 Assessment of Resource Consent Applications

In assessing any application, in addition to the matters contained in the Fourth Schedule of the Act, the Council will have regard to, but not be restricted by the following matters:

12.6.1 Sustainability

The objectives and policies of the Sustainability Section.

12.6.2 Manawhenua

The objectives and policies of the Manawhenua Section.

12.6.3 Residential Activities

Any displacement of residential activities in the Campus Zone.

12.6.4 Amenity Values

The maintenance or enhancement of amenity values associated with the Water of Leith.

12.6.5 Open Space Character

The open space character of that land bounded by Frederick, Castle, Albany and Great King Streets is retained.

12.6.6 Heritage Values

The maintenance or enhancement of heritage values of townscape and heritage buildings within the Campus.

12.6.7 Transportation

The objectives, policies and assessment matters of the Transportation Section.

12.6.8 Location

The location of the activity within the zone.

12.6.9 Design and Appearance

The design and external appearance of any buildings and structures.

12.6.10 Landscaping

Landscaping.

12.6.11 Archaeological Sites

The effect that the activity will have on any archaeological site.

12.6.12 Trees

The objectives and policies of the Trees Section.

12.6.13 Indigenous Vegetation and Fauna

The cumulative effect of the incremental loss or modification of areas of indigenous vegetation and habitats of indigenous fauna.

12.6.14 Hazards

Whether or not the application relates to a site that the Council has good cause to suspect may be prone to natural or technological hazards.

12.7 Anticipated Environmental Results

The anticipated environmental results are:

12.7.1

The potential of the Campus physical resources to meet the reasonably foreseeable needs of future generations for tertiary education is sustained.

12.7.2

The student housing resource adjacent to the Campus is retained and enhanced.

12.7.3

Heritage and townscape features and associated open space within the Campus are protected.

12.7.4

Adverse environmental effects of Campus activities are avoided, remedied or mitigated.