

Section 21 - Assessment Criteria and Information Requirements

Guide to using this Section

- This section contains both assessment criteria and information requirements.
- If the activity is a controlled activity or restricted discretionary criteria - refer to the assessment criteria under the relevant zone or district wide section. The assessment criteria have been listed in Section order, for example 21.1.2 contains the assessment criteria for Section 2 – Residential Zone. Controlled or restricted discretionary assessment criteria are limited to those matters that control or discretion has been reserved within the relevant section of the Plan.
- If the activity is a discretionary activity – refer to 21.1.1 Assessment criteria for ALL discretionary activities as well as the relevant assessment criteria under the relevant zone or district wide provisions. For discretionary activities the assessment criteria are a guide to the matters that Council will consider and shall not restrict Council’s discretionary powers.
- Information requirements – Council has standard information sheets that specify the information requirements for all resource consent applications. Section 21.2 contains additional information requirements. The information requirements listed in Section 21.2 will need to be submitted with the relevant resource consent application.

21.1 Assessment Criteria

21.1.1 Assessment criteria for ALL discretionary activities

Refer also to relevant zone or district wide assessment criteria

Assessment criteria for ALL discretionary activities	
21.1.1.1	<p>Waikato River Vision and Strategy</p> <p>(a) The extent to which the development or subdivision has particular regard to the Waikato River Vision and Strategy.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. The full text of the Vision and Strategy (see Appendix O1) should be referred to when considering effects of activities. Guidance on how this assessment criterion can be achieved is contained within iwi planning documents including the Waikato-Tainui Environmental Plan. Early consultation with tāngata whenua and the Waikato Regional Council is advisable. 2. Subdivisions or developments of particular significance include but are not limited to those which: <ul style="list-style-type: none"> ▪ Involve the subdivision or development of land adjoining the Waikato River and or its tributaries; and ▪ Involve the placement of infrastructure close to the Waikato River and its tributaries, including new roads and wastewater systems; and ▪ Have the potential to result in adverse effects on the Waikato River and its catchment including effects on landscape values, the removal of natural vegetation and applications involving earthworks; and ▪ Involve the storage of hazardous facilities adjoining the Waikato River; and ▪ Involve the use of the water surface of the Waikato River and any supporting buildings or structures including those on the banks of the Waikato River; and ▪ Adversely affect sites of significance to Waikato River iwi.

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21.1.1.2	Settlement pattern and reverse sensitivity	<p>(a) The extent to which the development or subdivision will adversely affect the anticipated settlement pattern of the District.</p> <p>(b) The extent to which the development or subdivision will adversely affect intensive farming or mineral extraction activities.</p>
21.1.1.3	Visual	<p>(a) The extent to which the development effects the surrounding environment; particularly any identified character precinct areas, prominence of buildings and design elements in the proposal, and public places and roads.</p> <p>(b) The scale, height, bulk, cross sectional area, colour, glazing reflectivity and texture of any buildings.</p> <p>(c) The location, scale and nature of earthworks/excavations/spoil and vegetation removal/soil or spoil heaps.</p> <p>(d) The extent of any light spill, light intensity and shadowing effects.</p> <p>(e) The extent to which existing vegetation is retained to screen or soften visual effects.</p> <p>(f) The extent and nature of landscape planting and rehabilitation proposed and whether this will remedy or mitigate the effects of the activity, including provision for on-going maintenance of planting.</p>
21.1.1.4	Amenity values	<p>(a) The likely effects of the activity and associated land uses on any other activity in the vicinity by emission of noise, fumes, dust, smoke, glare or any other form of pollution.</p> <p>(b) The degree to which there is a loss of privacy, daylight or sunlight in adjacent sites.</p> <p>(c) The extent to which harmony of form, colour, texture and materials is present within individual developments.</p> <p>(d) The extent to which solar potential, innovative aspect and design is optimized in the development.</p> <p>(e) The scale and bulk of building(s) in relation to the site and adjoining neighbours.</p> <p>(f) The built characteristics of the locality.</p> <p>(g) The extent to which the road boundary setback is appropriate in the location.</p> <p>(h) The extent of modification to the existing landform and the impact this will have on the character and amenity of the surrounding area.</p> <p>(i) The ability to avoid, remedy or mitigate potential visual and amenity effects on sites in the vicinity.</p>
21.1.1.5	Earthworks	<p>(a) The extent to which methods are utilised to retain high class soils on site for use in rehabilitation.</p> <p>(b) The extent to which the proposed earthworks affect the values of identified landscape areas and the ability for effects to be avoided in outstanding landscapes.</p> <p>(c) Where located within, adjacent or adjoining an area of indigenous vegetation or vegetation that provides habitat for indigenous species, the extent to which the earthworks</p>

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		<p>will affect ecosystem values including effects on such areas due to altered water levels.</p> <p>(d) Whether the earthworks proposed are to be undertaken in a manner that avoids, remedies or mitigates any adverse effect on the environment including on the natural character of wetlands, lakes, rivers and their margins; with particular regard to the removal of vegetation, contamination of lakes and water bodies, alteration or diversion of surface or ground water flows.</p> <p>(e) The extent to which earthworks are to be undertaken in a manner that provides sound foundations and avoids any increased risk to persons or property associated with a natural hazard event which may arise from undertaking earthworks.</p> <p>(f) Whether a slope stability and natural ground suitability assessment for foundations of buildings, road services or other works is required and warrants an evaluation, investigation, control and or certification by a suitably qualified geotechnical soils engineer.</p> <p>(g) The timing and extent to which the rehabilitation programme will enable the land to be restored suitable for use by other activities.</p> <p>(h) The extent to which methods are used to prevent discharge of contaminants into the air.</p> <p>(i) The extent to which the earthworks will detrimentally affect adjoining or adjacent sites through changes in soil drainage, ground level, noise, dust, vibration, traffic movement or effects on sites of significance to Māori where the earthworks are adjoining, or on sites of cultural significance.</p> <p>(j) Where earthworks are proposed in proximity to High Voltage Transmission Lines the extent to which any earthworks and the construction of any subsequent buildings will comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).</p> <p>(k) The extent to which there are any adverse effects on water including groundwater and lake levels. Where areas have high water tables the ground water level shall be identified and defined. Where the work to be undertaken is adjacent to rivers and streams, it shall be established with reference to the average water table of the river or stream at maximum river level. For areas in close proximity to lakes, the ground water table shall be established with reference to the maximum lake level.</p>
21.1.1.6	Traffic	<p>(a) The impacts on the safe, efficient and effective provision of the transportation system including, but not limited to:</p> <p>(i) Impacts on the road network and the effective operation of the road hierarchy; and</p> <p>(ii) Infrastructure provision, including works needed to maintain the safety, efficiency and effectiveness of the transportation system such as any upgrades necessary to pedestrian and cycle facilities, intersections, pavements and structures on the system affected by the proposed activity; and</p> <p>(iii) Timing and staging of development; and</p>

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		<ul style="list-style-type: none"> (iv) Connectivity between adjacent areas of development. (b) Whether sufficient provision has been made for alternative modes of transportation where this is available and practicable, including but not limited to: <ul style="list-style-type: none"> (i) Public transport; and (ii) Cycle and pedestrian movement; and (iii) The establishment of cycleways, walkways and public transport stops; and (iv) The establishment of cycle stands; and (v) Connectivity to alternative transport modes such as rail and air transport. (c) The extent to which the location of the activity on the site has given regard to: <ul style="list-style-type: none"> (i) The need for acceleration and deceleration lanes; and (ii) The type, frequency and timing of traffic; and (iii) The safety of road users, cyclists and pedestrians; and (iv) The ability for access to roads other than arterial roads or State Highways; and (v) The need for forming or upgrading roads and pavements potentially affected by the activity; and (vi) The need for additional maintenance, inspection or traffic monitoring; and (vii) The need for traffic control, including signs, signals and traffic islands; and (viii) The ability for parking and manoeuvring to be carried out on site. (d) The extent to which the location of the site access way has given regard to: <ul style="list-style-type: none"> (i) Safety for vehicles, and pedestrians with particular regard to the effect on the safety and functioning of the road and/or level crossing. (ii) The practicality and adequacy of the proposed access having regard to the location, nature and operation of the proposed activity and/or development. (e) The extent to which the location of the land use activity on the site has given regard to: <ul style="list-style-type: none"> (i) Visibility and sight distances particularly the extent to which vehicles entering or exiting the level crossing are able to see trains. (ii) The extent to which failure to provide adequate level crossing sightlines will give rise to level crossing safety risks.
21.1.1.7	Noise and Vibration	<ul style="list-style-type: none"> (a) The extent to which the activity affects the existing ambient noise environment of the locality. (b) The time and frequency that the activity occurs, duration of noise, and any special characteristics of the noise or vibration and subsequent effects on health and safety, and on the amenity values of the surrounding environment.

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		<p>(c) The effects on the environment from the maximum noise levels of the proposed activity, particularly at night.</p> <p>(d) The extent to which the noise adversely affects the amenity of the surrounding environment including cumulative effects.</p>
21.1.1.8	Signs	<p>(a) The extent to which the location, size, type and content of the sign has adverse effects on the locality by contributing to visual clutter or detracting from the existing character of an area.</p> <p>(b) The extent to which the proposed sign visually integrates into the surrounding environment taking into account the materials used, the colour and design of the sign, associated support structures and the scale and nature of landscaping.</p> <p>(c) The extent to which the location, size, type and content of the sign or signs would create a potential traffic hazard and adversely compromise traffic safety by distracting drivers.</p> <p>(d) The extent to which the new sign results in a number of other existing signs being removed from the site.</p> <p>(e) Where located within a Character Precinct Area the extent to which the new sign responds to the existing built character and to the guidelines outlined in Appendices DG2 to DG6.</p>
21.1.1.9	Servicing	<p>(a) Council shall consider the adequacy of the site and potential adverse effects from activities on sites not adequately served by reticulated sewerage, potable water supply, authorised stormwater disposal systems or sealed roads and safe and effective vehicle access.</p> <p>(b) Whether the site is suitable for any proposed wastewater treatment and disposal methods and whether the site can physically accommodate the volume of wastes generated.</p> <p>(c) The degree to which the activity will cause demand for the uneconomic or premature upgrading or extension of public services (including roading) that are not in the interests of the District or locality.</p> <p>(d) In un-reticulated areas, the extent to which the activity is self-contained with regard to stormwater drainage, effluent disposal and water supply within the boundaries of the site on which the activity is located.</p> <p>Note: Effluent disposal proposals will normally require resource consent (discharge permit) from the Regional Council and this should be obtained prior to or simultaneously with consent from the Waipa District Council for land use consent.</p>
21.1.1.10	Additional height for buildings	<p>(a) The degree to which there may be shading on adjoining or adjacent sites.</p> <p>(b) Whether the ground level of the adjoining site is elevated from the application site and an exception will not adversely affect the amenity or use of that adjoining site.</p> <p>(c) Whether consistency has been achieved with respect of the appearance and design of the development with the character of the area, including existing buildings on the site and adjoining sites.</p> <p>(d) The degree to which shading, loss of daylight, amenity value and privacy affect the adjoining properties.</p>

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		(e) The degree to which the adverse effects of increased height are able to be mitigated, such as through increased separation distances between the building and adjoining sites, innovative building design, site topography, or the provision of screening.
21.1.1.11	Crime prevention	<p>(a) Extent to which the building, site and development for the proposed activity takes into account the personal safety of people and the following CPTED principles:</p> <ul style="list-style-type: none"> (i) Access: Safe Movement and Connections - Places with well-defined routes, spaces and entrances that provide for convenient and safe movement without compromising security; and (ii) Surveillance and Sightlines: See and Be Seen - Places where all publicly accessible spaces are overlooked and clear sightlines and good lighting provide maximum visibility; and (iii) Layout: Clear and Logical Orientation - Places designed to discourage crime, enhance perception of safety and help orientation and way-finding; and (iv) Activity Mix: Eyes on the Street - Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces; and (v) Sense of Ownership: Showing a space is cared for - Places that promote a sense of ownership, respect, territorial responsibility and community; and (vi) Quality Environments: Well Designed, Managed and Maintained Environments - Places that provide a quality environment and are designed with management and maintenance in mind to discourage crime and promote community safety in the present and the future.
21.1.1.12	Risk Management	(a) The probability and degree of risk from the impacts of construction, operation and maintenance of activities on the environment (including human health and safety), and the mitigation measures in place for the avoidance, remedy or mitigation of such an effect.
21.1.1.13	Social and Heritage	<p>(a) The likely impact of activities on social, recreational and heritage values, places of assembly, public reserves and any identified buildings, sites or areas.</p> <p>(b) The likely effects on the social values and vibrancy of the primary commercial centres and village commercial centres from out of centre retail developments.</p>
21.1.1.14	Cultural	<p>(a) The degree to which the cultural values within the zone are promoted and any cultural requirements for the built character, location and orientation of buildings is taken into account.</p> <p>(b) The opinion of the Iwi/hāpu as to the likely effects on Māori ancestral lands, cultural areas, water sites, wāhi tapu and other taonga.</p>

<u>Assessment criteria for ALL discretionary activities</u>		
		<p>(c) The extent to which the development or subdivision supports outcomes in recognised iwi management planning documents.</p> <hr/> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Council maintains a list of recognised iwi management planning documents. These documents can be viewed at Council offices. 2. A consent authority is required to have regard to the Waikato-Tainui Environmental Plan when considering consent applications (Section 40 (2) of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010).
21.1.1.15	Construction of new buildings on a site that adjoins a Category A listed heritage item in Appendix N1, where the building(s) is within 20m of the common boundary	<p>(a) Whether the development will detract from the heritage values of the heritage item.</p> <p>(b) The extent to which the development will maintain the appreciation and enjoyment of the heritage item.</p> <p>(c) The effect a reduced setback will have on the character of the listed heritage item and of the local area.</p>
21.1.1.16	Regionally significant infrastructure	<p>(a) The extent to which a new development and subdivision activity affects the safe, and effective operation and maintenance of regionally significant infrastructure.</p> <p>(b) The extent to which the design and layout of a subdivision will affect access to regionally significant infrastructure.</p> <p>(c) The degree of consultation with the owner or manager of potentially affected regionally significant infrastructure.</p> <p>(d) The extent to which buildings housing noise sensitive activities located close to regionally significant infrastructure are designed and/or the layout of the site mitigates the effects of noise through any alternative methods.</p>
21.1.1.17	Water Catchment Areas	<p>(a) The likely effects of the activity and associated land uses on the water quality and quantity in particular:</p> <ol style="list-style-type: none"> (i) Contaminants either from their use or the risk of spill; and (ii) Extent and location of earthworks.

21.1.2 Residential Zone

<u>Residential Zone Assessment Criteria</u>		
	Controlled Activities	
21.1.2.1	Construction, alteration and addition to buildings, including dwellings in Character Areas 1 and 4 of the Cambridge Park Residential Area	<p>(a) The extent to which the proposal will meet the provisions of the Cambridge Park Residential Zone Design Guidelines in respect of design, external appearance, siting and car parking (excluding consideration of the number of parking spaces for cars). The extent to which solar access is optimised in the development.</p> <p>(b) The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles to avoid traffic conflict and maintain public safety.</p> <p>(c) The extent to which the location, size, type and content of the sign affects the locality, taking into account visual clutter and effects on the character of the area.</p>

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		<ul style="list-style-type: none"> (d) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development. (e) Actual or potential effects on any other permitted activity in the zone as a result of glare. (f) The extent to which the development provides for the visual and aural privacy of occupants and neighbours. (g) The extent to which the activity takes into account the personal safety of people and principles of Crime Prevention Through Environment Design (CPTED).
21.1.2.2	One show home per site within a greenfield subdivision	<ul style="list-style-type: none"> (a) The extent to which the vehicle generation of the activity effects the functioning of the road, and the road hierarchy. (b) The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles and to avoid traffic conflict and maintain public safety. (c) Any potential adverse effects due to the hours of operation and duration of the activity on the site.
Restricted Discretionary Activities		
21.1.2.3	Relocated buildings	<ul style="list-style-type: none"> (a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. (b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. (c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. (d) The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.2.4	<p>Compact housing with seven or more dwellings per site located within the Compact Housing Overlay identified on the Planning Maps</p> <p>AND</p> <p>Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps</p> <p>AND</p> <p>Visitor Accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas (as relevant)</p>	<ul style="list-style-type: none"> (a) Building design including: <ul style="list-style-type: none"> (i) The extent to which solar potential and good solar aspect is optimized within the development; and (ii) Colours; and (iii) The materials to be used and how they are to be repeated within the development; and (iv) Detail of roof pitches; and (v) Details of doorways and the provision of shelter for visitors; and (vi) Windows, revetment, balconies and recesses; and (vii) Garaging to create visual continuity and cohesion and reflect a residential character; and (viii) Whether designs avoid monolithic walls in favour of designs that incorporate smaller scale building elements to promote feelings of interest and diversity. (b) Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves. (c) Integration with neighbouring residential development that is responsive to local character in terms of its façade

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		<p>treatment, including building proportions, detailing, materials and landscape treatment.</p> <p>(d) Outdoor living spaces for independent living units that are private and have good access to sunlight in midwinter and/or have access to a range of communal landscaped outdoor areas that are orientated such that they have good solar aspect.</p> <p>(e) The location of outdoor storage areas and rubbish and recycling compounds such that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised.</p> <p>(f) The design of the road boundary setback:</p> <ul style="list-style-type: none"> (i) Street definition - the extent to which units as opposed to garages orient and face the street creating a strong interface between the public and private domains. Designs need to avoid street frontages that are dominated by garages and outdoor storage areas; and (ii) Landscaping - the type and nature of the landscaping both within the front yard setback and throughout the development so that it contributes both to the neighbourhood and to on-site amenity; and (iii) Access way design - the width and proportion of the frontage as well as the landscaping and the materials to be used. <p>(g) The provision of connections to public walkways/cycleways and the road network.</p> <p>(h) Open space character including on-site landscaping, retention of mature trees, provision of shared driveways.</p> <p>(i) Adequate vehicle parking (excluding consideration of the number of parking spaces for cars) and the provision of safe vehicle entrances for pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, access for emergency vehicles.</p> <p>(j) The provision of lighting for amenity and crime prevention without being a nuisance to residents.</p> <p>(k) The extent of effects on the surrounding road network including the function of intersections.</p> <p>(l) Aural privacy including the noise levels anticipated from on-site and adjacent land uses and the provision of acoustic treatment.</p> <p>(m) The adequacy of on-site stormwater disposal methods.</p> <p>(n) The benefits provided to residents from communal facilities being provided on site.</p> <p>(o) The extent to which compact housing development within the C1 and C2 / C3 structure plan areas:</p> <ul style="list-style-type: none"> (i) Includes 'universal access' design principles within design, maximising accessibility for all users. (ii) Provides an internal movement network layout that is legible and enables good connectivity. (iii) Maximises safety for pedestrians, by:

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		<ul style="list-style-type: none"> ▪ Providing dedicated pedestrian access to dwellings and areas of communal open space, demarcated through materials, colours and/or texture ▪ Minimises the need for vehicular backing manoeuvres where site size and layout allows, by providing safe turning areas <p>(iv) Facilitates an internal movement network that provides for dedicated vehicle access to each dwelling, such as may include:</p> <ul style="list-style-type: none"> ▪ Using rear lanes where vehicle access off a public street is difficult or compromises pedestrian and visual amenity ▪ Providing shared vehicular access layout for larger developments. <p>(v) Uses surface treatments to clearly demarcate vehicular entrances.</p> <p>(vi) Takes into account safety and accessibility if visitor car parking is provided within the development.</p> <p>(vii) Provides clearly visible main pedestrian entries from the street or lane to each dwelling at ground floor level.</p> <p>(viii) Maximises the visual relationship between dwellings and adjacent streets, lanes and public open spaces, through provision of windows and balconies at upper levels.</p> <p>(ix) Minimises the number of dwellings with internal and outdoor living areas oriented to the south.</p> <p>(x) Dwellings are designed to provide private outdoor areas adjacent to living areas.</p> <p>(xi) Orients windows to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</p> <p>(xii) Provides adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.</p> <p>(xiii) For apartment style developments, provides communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.</p> <p>(xiv) Integrates proposed communal open spaces with the development's wider pedestrian network.</p> <p>(xv) Compatibility of the proposed development with the existing and likely future surrounding environment including the residential density (minimum and maximum) of the development.</p>

Residential Zone Assessment Criteria		
21.1.2.5	<p>Character clusters - Construction of new buildings, relocated buildings, and alterations or additions to existing buildings, except where parallel to the rear boundary of the site</p>	<ul style="list-style-type: none"> (a) The extent to which the scale, height, bulk, design, building materials, and layout of any buildings or additions is similar to the existing character of the cluster. (b) The extent to which solar access is optimised in the development. (c) The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles to avoid traffic conflict and maintain public safety. (d) The extent to which the location, size, type and content of any signs affect the locality, taking into account visual clutter and effects on the character of the area. (e) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development. (f) The extent to which the new building, and or addition or alteration is visible from public places. <p>Additional assessment criteria for relocated buildings:</p> <ul style="list-style-type: none"> (g) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. (h) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. (i) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. (j) The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.2.6	Design of building façade	<ul style="list-style-type: none"> (a) The visual effect of the development on the streetscape. (b) The extent to which the development takes into account the personal safety of people and principles of Crime Prevention Through Environment Design (CPTED). (c) Whether the garage is practically located on the site of an existing dwelling. [PC16]
21.1.2.7	Minimum building setback from internal site boundaries	<ul style="list-style-type: none"> (a) The extent to which the development provides for the visual and aural privacy of occupants and neighbours. (b) The degree to which there is a loss of privacy, daylight, sunlight or outlook in adjacent sites. (c) Whether the building affects existing trees on the site. (d) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development. (e) Whether the development will affect the perception of spaciousness on and between sites when viewed from the street. (f) Whether the proposed activity will have reverse sensitivity effects on adjacent activities or zones. (g) The extent to which the building precludes the ability to access the rear of the site or dwelling.

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21.1.2.8	Maximum building length	<ul style="list-style-type: none"> (a) The degree to which there is a loss of privacy, daylight, sunlight or outlook on adjoining sites. (b) The extent to which the design of the building is modulated and avoids long lengths of walls adjoining residential zoned or reserve zoned sites. Buildings that are inconsistent with residential building forms should be avoided. (c) The effect of the non-compliance on the character and amenity of the streetscape.
21.1.2.9	In-fill housing comprising three to six principal dwellings per site with a minimum net site area for each dwelling of 350m ² , provided that the site is not located within the Cambridge Residential Character Area, compact housing development overlay or within a character cluster identified on the Planning Maps	<ul style="list-style-type: none"> (a) The degree to which the in-fill housing development is of an appearance, character, bulk and location and design (including colour and materials), that complements the character and amenity of the neighbourhood it is proposed to be located in. (b) The adequacy of the servicing proposed for the development. (c) The extent to which the site is suitable for the development. (d) The extent to which the proposed lot size, shape and configuration will result in a development which provides adequate space for manoeuvring, access and required services and the anticipated level of amenity, particularly in relation to outdoor living and access to sunlight. (e) The extent to which the development will have an effect on heritage values and archaeology in particular the heritage items listed in Appendix N1 of the Plan. (f) The extent to which the in-fill housing development achieves the following: <ul style="list-style-type: none"> (i) A building design that addresses the road with sufficient glazing to provide opportunities for passive surveillance. Front units should face the road. Accessory buildings including attached garages should be clearly recessive from the road boundary and setback further from any dwelling(s) on the site; and (ii) A landscaped road boundary setback that is not dominated by vehicle access and manoeuvring space; and (iii) Provision of passive surveillance to the road and public places; and (iv) Sufficient area on each site to meet the outdoor living needs of each dwelling and for parking (if provided) and vehicle manoeuvring; and (v) Landscaping within the development including the retention of existing trees; and (vi) Mitigates any adverse effects on adjoining sites, in particular, whether the in-fill housing development compromises access to sunlight or privacy. (g) In circumstances where existing buildings on the site will be retained the following matters also apply: <ul style="list-style-type: none"> (i) Whether any existing building(s) on the site will be altered to complement the design of the in-fill housing development; and

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		<ul style="list-style-type: none"> (ii) Whether the in-fill housing development results in vehicle access and manoeuvring difficulties for existing dwellings; and (iii) Whether on-site amenity and privacy is able to be provided for.
21.1.2.10	Daylight control	<ul style="list-style-type: none"> (a) The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites. (b) Whether the position of the building will adversely affect existing trees on the site. (c) The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.
<u>21.1.2.(new)</u>	<u>Impermeable surfaces</u>	<ul style="list-style-type: none"> <u>(a) The degree to which on-site stormwater disposal can be achieved in a range of stormwater events.</u> <u>(b) The extent to which any increase in the level of impermeable surfaces will affect or has the potential to result in stormwater run-off to adjoining properties.</u> <u>(c) Alternative methods of retaining stormwater on site. [PC15]</u>
21.1.2.11	Outdoor living area	<ul style="list-style-type: none"> (a) The internal layout of the dwelling and its relationship to the outdoor living area. (b) The size, <u>and</u> dimension, and orientation of the outdoor living area. [PC16]
21.1.2.12	Neighbourhood amenity and safety	<ul style="list-style-type: none"> (a) Whether the development promotes passive surveillance of the street. (b) The degree to which the development promotes public safety. (c) Whether the design and height of the fence or type and height of landscape planting will undermine the principle of passive surveillance of the street.
21.1.2.13	Vibration	<ul style="list-style-type: none"> (a) The time and frequency that the activity occurs, the duration of vibration continuance, any adverse effects on buildings and structures either on-site or on surrounding properties and any special characteristics of the vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment. (b) The effects on buildings and structures, either on site or on surrounding buildings, structures and sites.
21.1.2.14	Construction noise	<ul style="list-style-type: none"> (a) The time and frequency that the activity occurs, the duration of noise continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on health and safety and on the amenity values of surrounding properties.
21.1.2.15	Noise: temporary military training activities	<ul style="list-style-type: none"> (a) The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects.
21.1.2.16	Heavy motor vehicles	<ul style="list-style-type: none"> (a) The extent to which any associated noise adversely affects the amenity of the surrounding environment including cumulative effects. (b) The extent to which the parking of heavy motor vehicles on a site adversely affects the amenity of the surrounding environment including cumulative effects.

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		<ul style="list-style-type: none"> (c) The adequacy of vehicle access. (d) Any adverse effects on the road network.
21.1.2.17	Local Centres within the C2/C3 Structure Plan area	<p>The extent to which the proposed Local Centres within the C2/C3 Structure Plan area, including access, parking (if provided), outdoor dining and any ancillary activities:</p> <ul style="list-style-type: none"> (a) Are compatible with the surrounding neighbourhood context. (b) Provide parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment. (c) Maximise outlook onto adjacent streets and/or public open spaces. (d) Include universal access design principles. (e) Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site. (f) Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building. (g) Will generate traffic or parking movements that can be adequately managed. (h) Can be adequately serviced.
<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.2.18	Maximum site coverage	<ul style="list-style-type: none"> (a) The extent to which the site will remain characterised by generous areas of open space and garden plantings, rather than buildings. (b) The ability to provide adequate opportunity for garden and mature tree plantings around buildings. (c) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination that is out of character with the surrounding environment. (d) The ability to provide adequate on site vehicle parking and manoeuvring. (e) The extent to which increased site coverage would adversely affect adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight. (f) The extent to which any increase in the level of site coverage will effect or has the potential to result in stormwater run-off to adjoining properties. (g) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
21.1.2.19	Permeable surfaces	<ul style="list-style-type: none"> (a) The degree to which on site stormwater disposal can be achieved in a range of stormwater events. (b) The extent to which any increase in the level of impermeable surfaces will effect or has the potential to result in stormwater run-off to adjoining properties. (c) Alternative methods of retaining stormwater on site. [PC15]

Residential Zone Assessment Criteria		
21.1.2.20	Cambridge North Structure Plan Area: on site soakage	<ul style="list-style-type: none"> (a) Whether percolation tests undertaken for the subject site demonstrate that on-site soakage methods would be impractical to implement. (b) The extent to which alternative methods of stormwater disposal have been investigated and are proposed to be implemented. (c) The suitability of the site for development given the inability to achieve on-site stormwater disposal. (d) The overall effect on the integrity of the stormwater system and the cumulative effect of a limited capacity for on-site stormwater disposal.
21.1.2.21	Noise insulation: noise sensitive activities	<ul style="list-style-type: none"> (a) The extent to which the design of the buildings and or layout of the site mitigates the effects of noise through any alternative methods. (b) Where it is proposed to construct dwellings in the Road Noise Effect Area, regard shall be given to the following matters: <ul style="list-style-type: none"> (i) The extent to which the development will mitigate the noise effects in an alternative manner to those proposed within the rule; and (ii) The height and nature of the State Highway bypass in relation to the site.
21.1.2.22	Noise sensitive activities located close to hydro electric power generation infrastructure and activities	<ul style="list-style-type: none"> (a) The extent to which the design of the buildings and/or layout of the site mitigates the effects of noise through any alternative methods.
21.1.2.23	Home occupations	<ul style="list-style-type: none"> (a) The extent to which residential activity remains the predominant activity on the site. (b) Any visual effects that detract from the residential character of the street and adjacent or adjoining properties including the removal of existing vegetation, the location of any parking areas, and the size, position and content of signs. (c) Any potential adverse effects on the function and vibrancy of Commercial or Industrial Zones. (d) Any potential for adverse nuisance effects on adjoining or adjacent properties including, noise, dust and odour. (e) The operating hours for the home occupation to receive clients, visitors and deliveries. (f) Any adverse effects resulting from increased traffic generation from the home occupation on the adjoining road network; including the position of the vehicle entrance its relationship to intersections, sight lines, sight distances and the function of the road network.
21.1.2.24	Temporary construction buildings and shipping containers	<ul style="list-style-type: none"> (a) Where temporary construction buildings are proposed to be retained on site longer than a 12 months calendar period, consideration shall be given to any effect on amenity values, residential character and appearance of the site and on adjoining properties in the vicinity. (b) The visibility of temporary buildings and or shipping containers from the street and adjoining or adjacent sites.

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21.1.2.25	Housing and keeping of animals	<ul style="list-style-type: none"> (a) Any actual and potential adverse effects on adjoining or adjacent sites related to noise, dust, odour, or flies and vermin attracted to the site as a direct consequence of the activity. (b) The location of any building or enclosure in relation to adjoining or adjacent properties. (c) The number and type of animal(s) and their characteristics which may result in actual or potential adverse effects on adjoining or adjacent sites.
21.1.2.26	Secondary dwelling	<ul style="list-style-type: none"> (a) Where more than two bedrooms are being provided the extent to which the dwelling remains clearly secondary to the principal dwelling on the site. (b) The ability to meet the on-site rules relating to outdoor living space, parking and manoeuvring. (c) The ability to meet the rule relating to permeable surfaces and/or measures to ensure that stormwater is retained on site. (d) In circumstances where dwellings are proposed that are physically separate, the extent to which the minimum net site area rules are complied with.
21.1.2.27	In-fill housing within the Cambridge Residential Character Area comprising two to six principal dwellings per site with a minimum net site area for each dwelling of 400m ² , provided that the site is not located within the compact housing development overlay or within a character cluster identified on the Planning Maps	<ul style="list-style-type: none"> (a) The degree to which the in-fill housing development is of an appearance, character, bulk and location and design (including colour and materials), that complements the character and amenity of the neighbourhood it is proposed to be located in. (b) The extent to which the existing dwelling on the site maintains its existing relationship with the road. In this regard new dwellings should be located at the rear or side of the existing dwelling on the site. (c) The extent to which the in-fill housing development achieves the following: <ul style="list-style-type: none"> (i) A building design that addresses the road with sufficient glazing to provide opportunities for passive surveillance. Front units should face the road. Accessory buildings including attached garages should be clearly recessive from the road boundary and setback further from any dwelling(s) on the site; and (ii) A landscaped road boundary setback that is not dominated by vehicle access and manoeuvring space; and (iii) Provision of passive surveillance to the street; and (iv) Sufficient area on each site to meet the outdoor living needs of each dwelling and for parking and vehicle manoeuvring; and (v) Landscaping within the development including the retention of existing trees; and (vi) Mitigates any adverse effects on adjoining sites, in particular, whether the in-fill housing development compromises access to sunlight or privacy.

Residential Zone Assessment Criteria		
		<p>(d) In circumstances where existing buildings on the site will be retained the following matters also apply:</p> <p>(i) Whether any existing building(s) on the site will be altered to complement the design of the in-fill housing development; and</p> <p>(ii) Whether the in-fill housing development results in vehicle access and manoeuvring difficulties for existing dwellings; and</p> <p>(iii) Whether on-site amenity and privacy is able to be provided for.</p>
21.1.2.28	Compact housing seven or more dwellings per site	<p>(a) Amenity values, including design features that promote privacy and neighbourhood coherence – such as yards, height, fencing and screening, separation and orientation of dwellings to obstruct sight lines between living areas.</p> <p>(b) Aural privacy including the noise levels anticipated from on-site and adjacent land uses and the provision of acoustic treatment.</p> <p>(c) The extent to which adequate vehicle parking and the provision of safe vehicle entrances for both pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, and access for emergency vehicles has been provided.</p> <p>(d) The extent of adverse effects on the surrounding road network, including on the function of intersections.</p> <p>(e) The provision of lighting for amenity and crime prevention, without being a nuisance to residents.</p> <p>(f) The provision of connections to public walkways/cycleways and the road network.</p> <p>(g) Open space character including on-site landscaping, retention of mature trees, provision of shared driveways.</p> <p>(h) Outdoor living spaces for independent living units that are private and have good access to sunlight in midwinter.</p> <p>(i) The location of outdoor storage areas and rubbish and recycling compounds such that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised.</p> <p>(j) The design of the road boundary setback:</p> <p>(i) Street definition - the extent to which units as opposed to garages orient and face the street creating a strong interface between the public and private domains. Designs need to avoid street frontages that are dominated by garages and outdoor storage areas; and</p> <p>(ii) Landscaping - the type and nature of the landscaping both within the road boundary setback and throughout the development so that it contributes both to the neighbourhood and to on-site amenity; and</p> <p>(iii) Access way design - the width and proportion of the frontage as well as the landscaping and the materials to be used.</p>

Residential Zone Assessment Criteria		
		<p>(k) Building design including:</p> <ul style="list-style-type: none"> (i) The extent to which solar potential and good solar aspect is optimized within the development; and (ii) Colours; and (iii) The materials to be used and how they are to be repeated within the development; and (iv) Detail of roof pitches; and (v) Details of doorways and the provision of shelter for visitors; and (vi) Windows, revetment, balconies and recesses; and (vii) Garaging to create visual continuity and cohesion and reflect a residential character. <p>(l) Designs shall avoid monolithic walls in favour of designs that incorporate smaller scale building elements to promote feelings of interest and diversity.</p> <p>(m) Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves.</p> <p>(n) Integration with neighbouring residential development through consistency of façade treatment, including building proportions, detailing, materials and landscape treatment.</p> <p>(o) The extent to which compact housing development within the C1 and C2/C3 structure plan areas responds to those matters outlined in 21.1.2.4(o).</p>
21.1.2.29	Activities within heritage items listed in Appendix N1	<p>(a) The extent to which the heritage character is maintained and enhanced.</p> <p>(b) The extent to which the activity will enable the increased appreciation and enjoyment of the heritage item.</p>
21.1.2.30	The keeping of up to two beehives	<p>(a) The location of hives on the site and the likely flight path of bees in relation to neighbouring dwellings, schools, childcare centres, or other community facilities.</p> <p>Note: Preferably hives should be 10m from any property boundary and 25m from adjoining dwellings, schools, childcare centres or other community facilities.</p> <p>(b) The number of hives on the site.</p> <p>(c) The management techniques employed to reduce the likelihood of a nuisance to any person.</p> <p>(d) The positive effect that bees have on pollination.</p>
21.1.2.31	Papakāinga, marae, churches and community centres	<p>(a) The positive benefits the development has on cultural well-being, including the ability of tāngata whenua to reconnect with traditional sites and areas.</p> <p>(b) The avoidance of development fronting onto, and having vehicular access directly from, a strategic road as shown on the Planning Maps.</p> <p>(c) The standard of the road network and its ability to service the proposed development.</p> <p>(d) The layout of dwellings and proposed landscaping as they relate to existing features of the site, particularly mature trees and landforms or any other identified environmental features of the locality.</p>

Residential Zone Assessment Criteria		
		<ul style="list-style-type: none"> (e) The design and appearance of buildings in order that they are not a detraction from the character and amenity of the area. (f) The avoidance of land use conflicts within the development by means of the orientation of buildings, the use of fences and planting schemes. (g) The methods and effectiveness of wastewater, stormwater, and rubbish disposal and the provision of a reliable potable water supply. (h) The extent of the potential effects on the amenity of adjacent properties and the effectiveness of any mitigation measures proposed. (i) The overall effect on the strategic settlement pattern for the District.
21.1.2.32	Dwellings adjoining marae	<ul style="list-style-type: none"> (a) The extent to which the location, orientation and design of the dwelling provides for the visual, aural and cultural privacy of the adjoining marae.
21.1.2.33	Non-residential activities including hospitals, education facilities, childcare facilities and pre-schools	<ul style="list-style-type: none"> (a) Whether the development has a functional need to locate in the Residential Zone, and whether the development meets an identified need within the local community. (b) The social or community benefit of the proposed activity to the local community. (c) Whether alternative locations (including possible locations in urban areas) have been considered. (d) Whether the scale of the development is in keeping with the character of the area. (e) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site. (f) The avoidance of development fronting onto, and having vehicular access directly from, a strategic road as shown on the Planning Maps. (g) The standard of the road network and its ability to service the proposed development. (h) The hours and methods of operation of the activity and the effect it may have on the amenity enjoyed by the existing and future residents of the locality. (i) Whether the site design, layout and appearance avoids adverse effects on landscape and amenity values of the surrounding area and how they relate to existing features of the site, particularly mature trees and landforms or any other identified environmental features of the locality. (j) The avoidance of land use conflicts within the development by means of the orientation of buildings, the use of fences and planting schemes. (k) The methods and effectiveness of wastewater, stormwater, and rubbish disposal and the provision of a reliable potable water supply. (l) The extent of the potential effects on the amenity of adjacent properties and the effectiveness of any mitigation measures proposed.

Residential Zone Assessment Criteria	
21.1.2.34	<p>Residential Based Visitor Accommodation</p> <p>(a) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site.</p> <p>(b) Any potential for adverse effects on adjoining or adjacent properties and the effectiveness of any mitigation measures proposed.</p> <p>(c) Any adverse effects resulting from increased traffic generation.</p> <p>(d) Whether the activity is in keeping with the character of the surrounding area.</p>

21.1.3 Large Lot Residential Zone

Large Lot Residential Zone Assessment Criteria	
Controlled Activities	
21.1.3.1	<p>Dwellings and buildings within the Lake Karāpiro Large Lot Residential Structure Plan Area in Appendix S7</p> <p>(a) The location of dwellings and buildings relative to the skyline, headlands or other promontory, and exposed hillsides.</p> <p>(b) The visual effects of the dwelling or building, especially as viewed from any public place.</p> <p>(c) The extent to which existing vegetation is retained to screen or soften the effects of the dwelling or building.</p> <p>(d) The extent of earthworks required and proposals for rehabilitation and recontouring of earthworked areas to natural grades.</p> <p>(e) The external design, construction, finish and colour of the dwelling or building.</p> <p>(f) The extent and nature of landscape planting proposed including provision for ongoing maintenance of planting and whether this will remedy or mitigate the effects of the dwelling or building.</p> <p>(g) The effects on cultural and landscape values of the area.</p>
Restricted Discretionary Activities	
21.1.3.2	<p>Relocated buildings</p> <p>(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(d) The timeliness of the works taking into account the extent and nature of the proposed works.</p>

Large Lot Residential Zone Assessment Criteria		
21.1.3.3	Bee keeping	<p>(a) The location of hives on the site and the likely flight path of bees in relation to neighbouring dwellings, schools, childcare centres, or other community facilities.</p> <p>Note: Preferably hives should be 10m from any property boundary and 25m from adjoining dwellings, schools, childcare centres or other community facilities.</p> <p>(b) The number of hives on the site.</p> <p>(c) The management techniques employed to reduce the likelihood of a nuisance to any person.</p>
21.1.3.4	Dwellings within a Quarry Buffer	<p>(a) The likely adverse effects on residents in dwellings caused by the operations of any quarry, workings, plant or vehicles including the effects of noise, explosions, vibrations, smell, smoke, dust, glare, fumes and any discharge of contaminants into the air or water.</p> <p>(b) The likely adverse effects on the appearance of the environs for residents from excavations, heaps, dumps, spoil or other materials and buildings.</p> <p>(c) Whether the occupation of a dwelling could unduly limit mineral extraction operations or compromise continuing extractions of the natural resource.</p> <p>(d) Whether or not the property is within an identified future growth area.</p> <p>(e) The proposals for avoiding or mitigating any adverse effects that would lessen the effects of the quarry on the occupants (e.g. glazing, sound proofing, landscaping).</p>
21.1.3.5	Minimum building setback from internal site boundaries	<p>(a) The degree to which there is a loss of privacy, daylight or sunlight into adjacent sites.</p> <p>(b) The extent to which the building reflects local character.</p> <p>(c) The effect that the reduced setback will have on the openness and character of the area.</p> <p>(d) The ability to maintain access to the rear of the site.</p> <p>(e) The potential for reverse sensitivity effects on adjoining rural activities or other lawful uses.</p> <p>(f) The potential impacts of neighbourhood safety and crime prevention issues.</p>
21.1.3.6	Vibration	<p>(a) The time and frequency that the activity occurs, the duration of vibration continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment.</p> <p>(b) The effects on buildings and structures, either on site or on surrounding buildings, structures and sites.</p>
21.1.3.7	Construction noise	<p>(a) The time and frequency that the activity occurs, the duration of noise continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on health and safety and on the amenity values of the surrounding environment.</p>

Large Lot Residential Zone Assessment Criteria		
21.1.3.8	Daylight control	<p>(a) The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites.</p> <p>(b) The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.</p>
21.1.3.9	Noise: temporary military activities	<p>(a) The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects.</p> <p>(b) The proximity of vehicle movements to residential activities.</p> <p>(c) The proposed timing, frequency and duration of activities.</p>
21.1.3.10	Neighbourhood amenity and safety	<p>(a) Whether the development promotes passive surveillance of the street.</p> <p>(b) The degree to which the development promotes public safety.</p> <p>(c) Whether the design and height of the fence or type and height of landscape planting will undermine the principle of passive surveillance of the street.</p>
<u>21.1.3.(new)</u>	<u>Impermeable surfaces</u>	<p><u>(a) The degree to which on-site stormwater disposal can be achieved in a range of stormwater events.</u></p> <p><u>(b) The extent to which any increase in the level of impermeable surfaces will affect or has the potential to result in stormwater run-off to adjoining properties.</u></p> <p><u>(c) Alternative methods of retaining stormwater on site. [PC15]</u></p>
21.1.3.11	Pasture reinstatement	<p>(a) Extent and location of vegetation removal including the age, size, species and ecological value of vegetation to be removed and evidence as to whether the area was predominantly pasture within the previous 15 years.</p> <p>(b) Extent of effects on the ecological and biodiversity values and characteristics of any adjoining indigenous vegetation, and on the connectivity to or along any adjacent biodiversity corridor.</p> <p>(c) Whether or not the area is a known habitat for at risk or threatened species.</p> <p>(d) Extent of effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga.</p> <p>(e) Appropriateness and extent of remediation and mitigation measures proposed including consideration of the no net loss principle.</p>
21.1.3.12	Design and layout of development adjoining water bodies and reserves	<p>(a) Whether the development promotes passive surveillance of the reserves from dwellings and/or roads, particularly areas of reserve used for recreation (i.e. walkways or playgrounds).</p> <p>(b) Appropriateness of mitigation measures proposed, including whether the design and height of fences or the type and height of landscape planting enables passive surveillance of the reserve(s).</p>
<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.3.13	Site coverage	<p>(a) The extent to which the site will remain characterised by generous areas of open space and garden plantings rather than buildings.</p>

Large Lot Residential Zone Assessment Criteria		
		<p>(b) The ability to provide adequate opportunity for stormwater and wastewater disposal.</p> <p>(c) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination that is out of character with the surrounding environment.</p> <p>(d) The ability to provide adequate on site vehicle parking and manoeuvring.</p> <p>(e) The extent to which increased site coverage would adversely affect adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight.</p> <p>(f) The extent to which any increase in the level of site coverage will effect or has the potential to result in stormwater run-off to adjoining properties.</p> <p>(g) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.</p>
21.1.3.14	Impermeable surfaces	<p>(a) The degree to which on-site wastewater disposal, and stormwater disposal in a range of stormwater events, can be achieved.</p> <p>(b) The extent to which any increase in the level of impermeable surfaces will effect or has the potential to result in stormwater run-off to adjoining properties.</p> <p>(c) Alternative methods of retaining stormwater on site. [PC15]</p>
21.1.3.15	Home occupations	<p>(a) The extent to which residential activity remains the predominant activity on the site.</p> <p>(b) Any visual effects that detract from the large lot residential character of the street and adjacent or adjoining properties including the removal of existing vegetation, the location of any parking areas, and the size, position and content of signage.</p> <p>(c) Any potential adverse effects on the function of the Commercial and Industrial Zones.</p> <p>(d) Any potential for adverse nuisance effects on adjoining or adjacent properties including, noise, glare, dust and odour.</p> <p>(e) The operating hours for the home occupation to receive clients, visitors and deliveries.</p> <p>(f) Any adverse effects resulting from increased traffic generation from the home occupation on the adjoining road network; including the position of the vehicle entrance its relationship to intersections, sight lines, sight distances and the function of the road network.</p>
21.1.3.16	Temporary construction buildings and shipping containers	<p>(a) Where temporary construction buildings are proposed to be retained on site longer than a 12 months calendar period, consideration shall be given to any effect on amenity values, residential character and appearance of the site and on adjoining properties in the vicinity.</p> <p>(b) The visibility of temporary buildings and or shipping containers from the street and adjoining or adjacent sites.</p>
21.1.3.17	Boarding and breeding kennels or catteries	<p>(a) Any actual and potential adverse effects on adjoining or adjacent sites related to noise, dust, odour, or flies and</p>

Large Lot Residential Zone Assessment Criteria		
		<p>vermin attracted to the site as a direct consequence of the activity.</p> <p>(b) The location of any building or enclosure in relation to adjoining or adjacent properties.</p> <p>(c) The number and type of animal(s) and their characteristics which may result in actual or potential adverse effects on adjoining or adjacent sites.</p> <p>(d) Whether or not the need for the boarding service has been identified and documented.</p> <p>(e) The effects of the proposal amenity and character of the surrounding area.</p>
21.1.3.18	Dwellings and buildings within the Lake Karāpiro Large Lot Residential Structure Plan Area in Appendix S7	<p>(a) The location of dwellings and buildings relative to the skyline, headlands, ridges and exposed hillsides; and</p> <p>(b) The visual effects of the dwelling or building, especially as viewed from any public place; and</p> <p>(c) The extent to which existing vegetation is retained to screen or soften the effects of the dwelling or building; and</p> <p>(d) The external design, construction, finish and colour of any dwellings or buildings; and</p> <p>(e) The extent and nature of landscape planting proposed including provision for ongoing maintenance of planting and whether this will remedy or mitigate the effects of the dwelling or building; and</p> <p>(f) The extent to which the landscape consent plans included in Appendix S7 are implemented; and</p> <p>(g) The extent to which the proposal meets the assessment criteria for Special Landscapes contained in Section 20 - Health and General Amenity.</p>
21.1.3.19	Visitor accommodation	<p>(a) Whether or not the development is consistent with Councils strategic settlement pattern and the relevant Town Concept Plan if located in Ōhaupo or Pirongia.</p> <p>(b) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site.</p> <p>(c) Whether the proposed activity is in keeping with the character of the surrounding area.</p> <p>(d) Landscaping.</p> <p>(e) Whether the design, scale and appearance of the proposed activity maintains or enhances the amenity and character of the area.</p> <p>(f) The potential for reverse sensitivity effects on adjoining rural activities.</p>
21.1.3.20	Papakāinga, marae, retirement village accommodation and associated care facilities and rest homes	<p>(a) The positive benefits the development has on cultural well-being, including the ability of tāngata whenua to reconnect with traditional sites and areas.</p> <p>(b) The avoidance of development fronting onto, and having vehicular access directly from, a strategic road as shown on the Planning Maps.</p> <p>(c) The standard of the road network and its ability to service the proposed development.</p>

Large Lot Residential Zone Assessment Criteria		
		<ul style="list-style-type: none"> (d) The layout of dwellings and proposed landscaping as they relate to existing features of the site, particularly mature trees and landforms or any other identified environmental features of the locality. (e) The design and appearance of buildings in order that they are not a detraction from the character and amenity of the area. (f) The avoidance of land use conflicts within the development by means of the orientation of buildings, the use of fences and planting schemes. (g) The methods and effectiveness of wastewater, stormwater, and rubbish disposal and the provision of a reliable potable water supply. (h) The extent of the potential effects on the amenity of adjacent properties and the effectiveness of any mitigation measures proposed. (i) The overall effect on the strategic settlement pattern for the District.
21.1.3.21	Non-residential activities	<ul style="list-style-type: none"> (a) Whether the development has a functional need to locate in the Large Lot Residential Zone, and whether the development meets an identified need within the local community. (b) The social or community benefit of the proposed activity to the local community. (c) Whether alternative locations (including possible locations in urban areas) have been considered. (d) Whether the scale of the development is in keeping with the character of the area. (e) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site. (f) The avoidance of development fronting onto, and having vehicular access directly from, a strategic road as shown on the Planning Maps. (g) The standard of the road network and its ability to service the proposed development. (h) The hours and methods of operation of the activity and the effect it may have on the amenity enjoyed by the existing and future residents of the locality. (i) Whether the site design, layout and appearance avoids adverse effects on landscape and amenity values of the surrounding area and how they relate to existing features of the site, particularly mature trees and landforms or any other identified environmental features of the locality. (j) The avoidance of land use conflicts within the development by means of the orientation of buildings, the use of fences and planting schemes. (k) The methods and effectiveness of wastewater, stormwater, and rubbish disposal and the provision of a reliable potable water supply.

Large Lot Residential Zone Assessment Criteria		
		<ul style="list-style-type: none"> (l) The extent of the potential effects on the amenity of adjacent properties and the effectiveness of any mitigation measures proposed. (m) The potential for reverse sensitivity effects on adjoining rural activities.
21.1.3.22	Residential Based Visitor Accommodation	<ul style="list-style-type: none"> (a) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site. (b) Any potential for adverse effects on adjoining or adjacent properties and the effectiveness of any mitigation measures proposed. (c) Any adverse effects resulting from increased traffic generation. (d) Whether the activity is in keeping with the character of the surrounding area.

21.1.4 **Rural Zone**

Rural Zone Assessment Criteria		
Controlled Activities		
21.1.4.1	Harvesting of woodlot and commercial forestry	<ul style="list-style-type: none"> (a) The volume of wood to be harvested, and the expected timing and programme of work for harvesting. (b) The roads proposed to be used and the anticipated timing and volume of traffic. (c) Extent to which the proposal meets rules regarding access, parking (excluding consideration of the number of parking spaces for cars) and loading. (d) Specific traffic management proposals to mitigate the effects of logging trucks in rural areas. (e) Sediment and erosion control methods to be employed to avoid damage to public roads. (f) The extent of likely effects on water catchment area infrastructure and operations, if relevant. (g) The methods or techniques employed to avoid or mitigate effects on at risk or threatened species known to inhabit the site. (h) The extent of any potential effects on network utility infrastructure.
Restricted Discretionary Activities		
21.1.4.2	Relocated buildings	<ul style="list-style-type: none"> (a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. (b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. (c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. (d) The timeliness of the works taking into account the extent and nature of the proposed works.

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21.1.4.3	Dwellings within the Quarry Buffer Area shown on the Planning Maps	<ul style="list-style-type: none"> (a) The likely adverse effects on residents in dwellings caused by the operations of any quarry, workings, plant or vehicles including the effects of noise, explosions, vibrations, smell, smoke, dust, glare, fumes and any discharge of contaminants into the air or water. (b) The likely adverse effects on the appearance of the environs for residents from excavations, heaps, dumps, spoil or other materials and buildings. (c) Whether the occupation of a dwelling could unduly limit mineral extraction operations or compromise continuing extractions of the natural resource. (d) Whether or not the property is within an identified future growth area. (e) The proposals for avoiding or mitigating any adverse effects that would lessen the effects of the quarry on the occupants (e.g. glazing, sound proofing, landscaping location, design and orientation).
21.1.4.4	Frost fans	<ul style="list-style-type: none"> (a) The proximity of the frost fans relative to dwellings and Residential or Large Lot Residential Zoned land. (b) The proposed height of fans and motors, speed and the number of blades on the fans. (c) How the operation (conditions triggering use) and management of the frost fan network will avoid or minimise potential effects on neighbouring properties. (d) Mitigation proposals to address potential noise and vibration effects.
21.1.4.5	Any activity (other than farming or rural based industry) within the Runway Protection Area shown on Planning Maps that isn't listed as a prohibited activity	<ul style="list-style-type: none"> (a) The effects on the operational safety and performance of Hamilton International Airport and its associated lighting and navigational aids and the public's and properties risk of exposure to aircraft related accidents. In assessing the effects of an activity, particular regard will be given to the following: <ul style="list-style-type: none"> (i) Avoidance of the release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and (ii) The extent to which the use and concentration of dangerous substances that might pose a risk of explosion or fire is avoided; and (iii) The extent to which light beams or reflective glare which could interfere with pilot vision are avoided; and (iv) The extent to which production of radio or electrical interference which could affect aircraft communications or navigation equipment is avoided; and (v) The design of landscaping or other activities so as to avoid attracting significant bird numbers; and (vi) The extent to which large numbers of people on any site are avoided. (b) Whether the potential for the activity to give rise to reverse sensitivity effects is addressed.

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21.1.4.6	Minimum setbacks from internal boundaries	<ul style="list-style-type: none"> (a) The extent to which the development provides for the visual and aural privacy of neighbours. (b) The degree to which there is a loss of privacy, daylight, sunlight or outlook in adjacent sites. (c) The effect of the building on the character and openness of the rural environment. (d) Whether the development creates an aggregation of buildings not in keeping with rural character. (e) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development. (f) The potential effects of likely uses of the building on surrounding properties and on rural activities. (g) The potential for reverse sensitivity effects on adjoining activities.
21.1.4.7	Construction of new buildings within the Rangiaowhia Ridge building setback area	<ul style="list-style-type: none"> (a) Actual or potential adverse effects on the character of the predominantly single level buildings, and St Paul's church, on the Rangiaowhia Ridge. (b) Extent to which development within the Rangiaowhia Ridge building setback area complements and maintains the low and open scale of existing development, particularly in relation to St Paul's Church and other heritage buildings. (c) Whether views to St Paul's church are retained.
21.1.4.8	Minimum building setback from the boundary of a significant natural area	<ul style="list-style-type: none"> (a) The extent to which the building will affect the soil, stormwater runoff or groundwater levels within the significant natural area. (b) The extent to which the location and size of the building affects the ecological values of the significant natural area. (c) The extent to which the building will affect the vegetation and biodiversity character and values of the significant natural area. (d) The extent to which the building location will affect access to the significant natural area.
21.1.4.9	Building setback from commercial forestry	<ul style="list-style-type: none"> (a) Extent of the potential effects on activities within the building in terms of safety, shading/loss of daylight, and amenity. (b) Extent of effects on surrounding properties. (c) Extent of reverse sensitivity effects on future harvesting of the forest.
21.1.4.10	Daylight control	<ul style="list-style-type: none"> (a) The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites. (b) Whether or not the bulk, scale and location of the building is in keeping with rural character and amenity. (c) Whether there are any alternative locations for the building that would have a lesser degree of effect on adjacent properties. (d) The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.

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21.1.4.11	Construction noise	(a) The time and frequency that the activity occurs, the duration of noise continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.4.12	Vibration	(a) The time and frequency and duration that the activity occurs. (b) Any adverse effects on buildings and activities either on-site or on surrounding properties. (c) Any special characteristics of the vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.4.13	Noise: Temporary military activities	(a) The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects. (b) The proximity of vehicle movements to residential activities. (c) The proposed timing, frequency and duration of activities. (d) The effects of the activities on stock.
21.1.4.14	Tree planting	(a) The proximity to and potential effects on residential activities, infrastructure, and/or utilities of the planting in terms of safety, shading, amenity, and effects on the associated activities. (b) The potential effects on water bodies as a result of tree fall and/or harvesting.
21.1.4.15	Tokanui Dairy Research Centre	(a) The location, scale and design and proposed use of buildings. (b) The potential traffic and roading effects of the number of staff employed on site and consequent number and type of vehicle movements. (c) The effects on visual amenity for neighbouring properties, including lighting and glare, noise, odour, and vibration. (d) The effects on rural character and the likelihood of success of any proposed landscaping or planting mitigation of any potential effects identified. (e) The ability to provide for adequate water supply, stormwater and wastewater disposal for any proposed development. (f) Outside the Core Campus Area, the potential for reverse sensitivity effects on adjoining activities. (g) Outside the Core Campus Area, the extent to which the proposal affects archaeological or cultural sites.
21.1.4.16	Solid and liquid waste generated off-site AND Solid and liquid waste storage and spreading setbacks	(a) The likely effects of the storage of the liquid, by-product or solid waste on rural character and amenity of the area. (b) The type of liquid, by-product, or solid waste proposed to be stored, spread and/or disposed of. (c) The location, scale and siting of any proposed pits, ponding areas, tanks or buildings in relation to dwellings and marae buildings on adjoining properties. (d) The likely effects on persons living and working in the locality from noise, odour, and nuisances such as vermin and flies.

Rural Zone Assessment Criteria		
		(e) The measures to be adopted to avoid, remedy or mitigate potential effects on adjoining properties.
21.1.4.17	Height of buildings	<p>(a) The visual effect of any non-compliance on the rural character of the area particularly when viewed from a road and adjoining properties.</p> <p>(b) The potential visual and amenity impact of buildings exceeding the normal height limits.</p> <p>(c) The extent to which the effects of the height on surrounding properties can be mitigated by setbacks, planting, design or the topography of the site.</p> <p>(d) The degree to which there is an overshadowing effect and loss of sunlight or amenity on adjacent or adjoining sites.</p>
21.1.4.18	Farm quarries	<p>(a) The extent of the extraction to be undertaken and the extent to which the activity will internalise and address actual and potential adverse effects.</p> <p>(b) The proposed life span of operation, the estimated volume of material to be excavated and ability of the site to be fully rehabilitated.</p> <p>(c) The extent to which off-site effects, will inhibit the use of surrounding land for the carrying out of other activities.</p> <p>(d) The extent to which proposed and existing landscaping manages the effects on the amenity of adjoining land.</p> <p>(e) Access, the safety and capacity of the roads and intersections in the immediate vicinity.</p>
21.1.4.19	Maximum building coverage of new buildings	<p>(a) The likely visual prominence of the buildings and the effectiveness of any mitigation proposed.</p> <p>(b) The effect on the existing and future productive use of any high class soils.</p> <p>(c) The effects of any traffic likely to be generated by the potential uses of the building.</p> <p>(d) The effect on any identified landscape areas.</p> <p>(e) The effect of the location and scale of the building on cultural values of the site.</p> <p>(f) The effect on rural character including consideration of overall cumulative effects.</p>
21.1.4.20	Poultry farming in accordance with Rule 4.4.2.6	<p>(a) The likely adverse effects on residents in dwellings caused by the operations of the poultry farm including the effects of noise, smell, dust, glare, and any discharge of contaminants into the air or water.</p> <p>(b) The prevailing weather patterns, particularly wind patterns.</p> <p>(c) The likely effects of the activity on the rural character and openness of the area, with particular regard to the scale, location and appearance of buildings.</p> <p>(d) The ability to remedy or mitigate any adverse effects of the activity by landscaping of the site, and in particular by the planting of trees.</p> <p>(e) Whether the site is suitable in terms of topography and geographical features and can physically accommodate proposed waste treatment and disposal methods given the number of animals accommodated, the volume of wastes generated and the potential for nuisance effects.</p>

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		<p>(f) The likely effects on persons living and working in the locality from traffic generation.</p> <p>(g) A Management Plan for the facility including:</p> <ul style="list-style-type: none"> (i) Whether the proposal complies with any current adopted codes of practice for the relevant industry, such as the Poultry Industry Association Codes of Practice October 1995 – Egg and Poultry Meat; and (ii) Environmental objectives and targets, use of best practicable options, performance reviews, checklists; and (iii) Construction protocols; and (iv) Shed details including ventilation and litter management; and (v) Water bodies and feeding systems; and (vi) Harvest and cleanout, carcass management; and (vii) Landscape planting and maintenance; and (viii) Wastewater and stormwater management; and (ix) Waste management and litter disposal; and (x) Air quality and odour management; and (xi) Noise mitigation; and (xii) Disease management (including control of flies and vermin); and (xiii) Hazardous goods, emergency and incident management; and (xiv) Monitoring, maintenance, records and reporting; and (xv) Complaints systems and management including schedule of neighbouring properties and contact phone list. <p>Additional provisions for free range animals:</p> <ul style="list-style-type: none"> (xvi) Animal movement management; and (xvii) Maintenance of ground cover and grazing rotation of land.
21.1.4.21	Uplifting of a Quarry Buffer Area	<ul style="list-style-type: none"> (a) The extent to which the site has been rehabilitated. (b) The proposed life span of the remaining operation on the site and the extent to which the activity will internalise and address actual and potential adverse effects.
21.1.4.22	Construction noise	<ul style="list-style-type: none"> (a) The time and frequency that the activity occurs. (b) The duration of noise continuance. (c) Any adverse effects on buildings either on-site or on surrounding properties. (d) Any special characteristics of the noise. (e) Subsequent effects on health and safety. (f) Effects or amenity values of the surrounding environment.
21.1.4.23	Agritourism and nature tourism activities in the Narrows Concept Plan area	<ul style="list-style-type: none"> (a) The manner and extent to which the activity provides a benefit to the natural resource it is based on. (b) Whether or not the activity alone or in combination with others will undermine or adversely affect the values of the natural resource it is based on.

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		<p>(c) The extent to which, having regard to the cumulative effects of other activities within the Concept Plan area, the traffic effects on the capacity, design and function of the surrounding road network are mitigated.</p> <p>(d) The appropriateness of proposed water supply, stormwater and wastewater disposal measures, having regard to the anticipated intensity and pattern of occupancy of the activity including the need to ensure riverbank stability.</p> <p>(e) The extent to which the proposal is consistent with the Narrows Concept Plan development principles.</p> <p>(f) The extent to which the proposal has regard to the Narrows Concept Plan.</p> <p>(g) Any effects on the cultural values of the Waikato River and its margins.</p>
21.1.4.24	Education activities (outside of the Air Noise boundary and Runway Protection Area) within the Narrows Concept Plan area	<p>(a) Whether the activity is directly related to aviation education, outdoor education, outdoor pursuits or nature tourism activities being undertaken within the Concept Plan area.</p> <p>(b) Whether, in terms of its scale, operational characteristics and location in relation to adjoining Rural Zoned land, the activity will maintain the character of the locality, having regard to anticipated changes that will arise in connection with proposed new infrastructure and District Plan zoning provisions.</p> <p>(c) The ability to remedy or mitigate any adverse effects of the activity by landscaping immediately around the activity or elsewhere within the Concept Plan area.</p> <p>(d) The extent to which, having regard to the cumulative effects of other activities within the Concept Plan area, the traffic effects on the capacity, design and function of the surrounding road network are mitigated.</p> <p>(e) The appropriateness of proposed water supply, stormwater and wastewater disposal measures, having regard to the anticipated intensity and pattern of occupancy of the activity including the need to ensure riverbank stability.</p> <p>(f) The extent to which the proposal is consistent with the Narrows Concept Plan development principles.</p> <p>(g) The extent to which the proposal has regard to the Narrows Concept Plan.</p> <p>(h) Any effects on the cultural values of the Waikato River and its margins.</p>
21.1.4.25	Rural Based Industry within the Narrows Concept Plan area	<p>(a) Whether, in terms of its scale, operational characteristics and location in relation to adjoining Rural Zoned land, the activity will maintain the character of the locality, having regard to anticipated changes that will arise in connection with proposed new infrastructure and District Plan zoning provisions.</p> <p>(b) The ability to remedy or mitigate any adverse effects of the activity by landscaping immediately around the activity or elsewhere within the Concept Plan area.</p> <p>(c) The extent to which, having regard to the cumulative effects of other activities within the Concept Plan area, the traffic</p>

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		<p>effects on the capacity, design and function of the surrounding road network are mitigated.</p> <p>(d) The appropriateness of proposed water supply, stormwater and wastewater disposal measures, having regard to the anticipated intensity and pattern of occupancy of the activity including the need to ensure riverbank stability.</p> <p>(e) The extent to which the proposal is consistent with the Narrows Concept Plan development principles.</p> <p>(f) The extent to which the proposal has regard to the Narrows Concept Plan.</p> <p>(g) Any effects on the cultural values of the Waikato River and its margins.</p> <p>(h) The extent to which acoustic design and ventilation measures will achieve effective noise management and avoid the potential for reverse sensitivity effects on Hamilton Airport.</p> <p>(i) Having regard to the operational safety and performance of the airport and its associated lighting and navigational aids and the public's and property's risk of exposure to aircraft related accidents, the extent to which the following effects are avoided:</p> <ul style="list-style-type: none"> (i) The release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and (ii) The use and concentration of dangerous substances that might pose a risk of explosion or fire; and (iii) Light beams or reflective glare which could interfere with pilot vision; and (iv) The production of radio or electrical interference which could affect aircraft communications or navigation equipment; and (v) Landscaping design or other activities which could attract significant bird numbers; and (vi) The concentration of large numbers of people on any site. <p>(j) The Operator of Hamilton International Airport shall be considered an affected party for any resource consent for an activity located within the Runway Protection Area.</p>
21.1.4.26	Relocation or extension of Visitor Accommodation (outside of the Air Noise Boundary and Runway Protection area) existing within the Narrows Concept Plan Area	<p>(a) The extent to which landscaping proposals will maintain the character of views from the north side of the Waikato River.</p> <p>(b) The extent to which the activity complements other activities within the Concept Plan area, including the recreational values of the Te Awa Cycleway and appreciation of the Waikato River margin.</p> <p>(c) The extent to which, having regard to the cumulative effects of other activities within the Concept Plan area, the traffic effects on the capacity, design and function of the surrounding road network are mitigated.</p> <p>(d) The appropriateness of proposed water supply, stormwater and wastewater disposal measures, having regard to the anticipated intensity and pattern of occupancy of the activity including the need to ensure riverbank stability.</p>

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		<ul style="list-style-type: none"> (e) The extent to which the proposal is consistent with the Narrows Concept Plan development principles. (f) The extent to which the proposal has regard to the Narrows Concept Plan. (g) Any effects on the cultural values of the Waikato River and its margins. (h) The extent to which acoustic design and ventilation measures will provide effective noise management and avoid the potential for reverse sensitivity effects on Hamilton Airport. (i) The extent to which the use of external space will be managed to avoid noise nuisance beyond the Concept Plan area.
21.1.4.27	Farm workers dwellings that comply with the provisions of Rule 4.4.2.80(a) to (d)	<ul style="list-style-type: none"> (a) The extent to which the site is suitable for a dwelling, including consideration of natural hazards, physical conditions and constraints in the area. (b) The extent to which the location of the dwelling takes account of topography, provision of access and manoeuvring and provision of services including water supply, on site wastewater disposal and utility services. (c) The extent to which existing vegetation is retained and landscaping adds to the amenity of the site. (d) The extent to which the location of the dwelling has taken sufficient account of proximity to rural industry, mineral extraction activities, the dairy manufacturing sites and intensive farming. (e) The extent to which the location of the dwelling has taken sufficient account of proximity to farm effluent tanks, ponds and storage facilities. (f) The robustness of the justification for the farming activity being of a scale and/or intensity that requires additional farm workers to be permanently living on the site. (g) The extent to which the building can be designed to be relocated.
21.1..4.28	Pasture Reinstatement	<ul style="list-style-type: none"> (a) Extent and location of vegetation removal including the age, size, species and ecological value of vegetation to be removed and evidence as to whether the area was predominantly pasture within the previous 15 years. (b) Extent of effects on the ecological and biodiversity values and characteristics of any adjoining indigenous vegetation, and on the connectivity to or along any adjacent biodiversity corridor. (c) Whether or not the area is a known habitat for at risk or threatened species. (d) Extent of effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga. (e) Appropriateness and extent of remediation and mitigation measures proposed including consideration of the no net loss principle.

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21.1.4.29	Scheduled engine testing that exceeds the standard in Rule 4.4.2.38 by up to 5dBA.	(a) The extent to which the adverse night time acoustic effects inside affected dwellings (for example, sleep disturbance) of unscheduled engine testing are appropriately mitigated.
<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.4.30	Mineral exploration and prospecting activities	(a) The effects on rural character and amenity. (b) The potential effects on adjacent properties, including amenity. (c) The extent of works proposed, their duration and timing. (d) Traffic generated as a result of the activity and the ability of the local roads to service it.
21.1.4.31	Boarding and breeding kennels or catteries	(a) The size and scale of the proposed activity, and the proposed location of various activities within the site and in relation to residential activities on adjoining sites. (b) The adverse effects on character or amenity of neighbouring properties and the surrounding area. (c) The potential for adverse environmental and nuisance effects. (d) The likely effectiveness of any proposed mitigation methods to address potential adverse effects. (e) The prevailing wind where any reduction in yards relates to housing or keeping of animals.
21.1.4.32	Papakāinga and marae	(a) The positive benefits the development has on cultural well-being, including the ability of tāngata whenua to reconnect with traditional sites and areas. (b) The avoidance of development fronting onto, and having vehicular access directly from, a strategic road as shown on the Planning Maps. (c) The standard of the internal road or roadway system and its ability to service the proposed development. (d) The layout of dwellings and proposed landscaping as they relate to existing features of the site, particularly mature trees and landforms or any other identified environmental features of the locality. (e) The design and appearance of buildings in order that they are not a detraction from the natural character and amenities of the area. (f) The avoidance of land use conflicts within the development by means of the orientation of buildings, the use of fences and planting schemes. (g) The methods of wastewater, stormwater, and rubbish disposal and the provision of a reliable potable water supply. (h) The extent of the potential effects on the amenity of adjacent properties and potential effects on existing rural activities and the effectiveness of any mitigation measures proposed. (i) The overall effect on the strategic settlement pattern for the District.
21.1.4.33	Use of high class soils and peat soils	(a) The degree to which the soil quality is already permanently compromised or has lost its life supporting capacity.

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		<ul style="list-style-type: none"> (b) Any physical constraints on the ability to use the soil such as stability, contour and drainage. (c) The effect of the proposal on the soil profile and its life supporting capacity. (d) The likely effects on the sustainable management of the land resource. (e) The effect of the proposal on the productive capacity and sustainability of peat soils. (f) The effect of the proposal on the sustainability of any significant natural area, including water levels and water quality of a wetland or peat lake.
21.1.4.34	Mineral extraction activities	<ul style="list-style-type: none"> (a) The extent to which the activity will internalise and address actual and potential adverse effects. (b) The proposed life span of operation, the estimated volume of material to be excavated and likely staging of works. (c) The extent to which any rehabilitation programme will enable the land to be returned to a state suitable for use by other activities. (d) The proposed location and dimensions of overburden storage and deposition areas and areas for stockpiles of mineral material. (e) The proposed location and dimension of areas of excavation, including pits and faces. (f) An assessment of slope stability for proposed overburden areas and extraction site faces. (g) The anticipated average daily number of vehicle movements to and from the site, including the number of people proposed to be employed and the location of parking spaces on-site. Where appropriate, Council may require an Integrated Transport Assessment be prepared as part of the application. (h) The extent to which high class soils from within the site shall be retained on site for use in rehabilitation. (i) The extent to which off-site effects, will inhibit the use of surrounding land for the carrying out of other activities. (j) The ability to protect the environment from adverse effects having regard to the technical and operational ability to manage any adverse effects. (k) The extent to which landscaping proposals protect the amenity of land adjoining the mineral extraction area. (l) The total heavy vehicle traffic generation from the site. (m) The hours and days that heavy vehicle traffic are proposed to be entering and exiting the site. (n) The location and formation of access points to avoid any dirt, mud or debris entering the road reserve, and to ensure that traffic safety matters are adequately addressed. (o) Measures undertaken to ensure that material deposited to reclaim worked out 'quarry' areas is clean fill and does not include refuse. (p) The methods to be used to avoid any contamination of water from any aspect of the extraction activity.

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		<p>(q) The design and operation of any security or other lighting to ensure that it does not cause any direct light spill or disturbing glare for any occupiers of adjoining properties or users of roads.</p> <p>(r) The form, extent and effectiveness of landscaping where the mineral extraction area is visible from an existing dwelling.</p> <p>(s) Measures to ensure the air blast over pressure from any blasting activities from a site in any noise area, as measured within the notional boundary of any residential unit not owned or controlled by the quarry owner or operator, does not exceed 115dBA.</p> <p>(t) Measures to restrict any blasting to between the hours of 10.00am and 4.00pm, Monday to Saturday, except where blasting is necessary because of safety reasons.</p> <p>(u) Methods to restrict frequency of any blasting (except where necessary, for safety reasons) and measure to ensure that, where blasting is irregular and the occupiers of neighbouring sites could be alarmed, they will be advised of pending blasts, at least one hour before any such blast.</p> <p>(v) The likely effectiveness of the proposed blast recording and monitoring methods representative of all blasts, at varying distances and various sites of different sensitivity to be carried out to ensure that blasting effects matters above are complied with.</p> <p>Note: Where identification and imposition of a quarry buffer area and a mineral extraction area is sought in conjunction with a new or existing mineral extraction activity, also see Assessment Criteria 21.1.4.33.</p>
21.1.4.35	Identification and imposition of a quarry buffer area and a mineral extraction area in conjunction with a mineral extraction activity	<p>(a) If required, the results of an independent assessment of the extent of the boundaries of the mineral extraction area and the quarry buffer area.</p> <p>(b) Whether the mineral extraction area contains an adequate area of land which will enable the effects of the mineral extraction activity to be contained on the site as far as is practicable.</p> <p>(c) The extent to which alternatives to the imposition of a quarry buffer area have been considered, including internalisation of effects.</p> <p>(d) Whether the extent of the quarry buffer area can be minimised by measures including location of processing plant, activity design, setbacks, landscaping or planting.</p> <p>(e) Whether the topography of the site and/or surrounding area can be employed to minimise the extent of the quarry buffer area.</p> <p>(f) The extent to which the assessment undertaken to determine the boundaries of the quarry buffer area has taken account of prevailing weather patterns, particularly wind patterns.</p> <p>(g) The extent to which the imposition of the quarry buffer area will inhibit the use of surrounding land for the carrying out of other activities.</p>

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		<p>(h) Whether there are any alternative locations for the quarry buffer area that would have a lesser degree of effect on adjacent properties and/or activities.</p> <p>(i) The proposed life span of the operation, timing, nature and extent of rehabilitation works proposed that would contribute to the ability for the quarry buffer area to be uplifted.</p> <p>(j) Whether the quarry buffer area is to be imposed within or in proximity to an identified future growth area.</p> <p>(k) Whether the quarry buffer area is to be imposed on any identified landscape areas, areas of ecological importance, archaeological sites, cultural sites or landscapes or heritage items.</p> <p>(l) Whether the quarry buffer area is to be imposed on the Waikato River and its margins.</p> <p>(m) The extent to which the assessment undertaken to determine the boundaries of the quarry buffer area and mineral extraction area have taken into account the effects of noise, explosions, vibrations, smell, smoke, dust, glare, fumes and any discharge of contaminants into the air or water.</p> <p>(n) The extent to which the assessment undertaken to determine the boundaries of the quarry buffer area and mineral extraction area have taken into account visual effects including the likely adverse effects on the appearance of the environs for residents from excavations, heaps, dumps, spoil or other materials, processing plant and buildings.</p> <p>(o) The extent to which the noise assessment report undertaken to determine the boundaries of the quarry buffer area and mineral extraction area have taken into account:</p> <ul style="list-style-type: none"> (i) The time and frequency that the activity occurs; and (ii) The duration of noise and/or vibration continuance; and (iii) Any adverse effects on adjacent properties and/or activities; and (iv) Any special characteristics of the noise and/or vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment; and (v) How the operation and management of the mineral extraction activity will avoid or minimise potential effects on neighbouring properties; and (vi) Mitigation proposals to address potential noise and vibration effects; and (vii) Whether the topography of the area influences sound propagation, particularly the effects of blasting.
21.1.4.36	Intensive farming and poultry farming that does not comply with the minimum setbacks in Rule 4.4.2.5 or with Rule 4.4.2.6	<p>(a) Whether the proposal complies with any current adopted codes of practice for the relevant industry, such as:</p> <ul style="list-style-type: none"> (i) Poultry Industry Association Codes of Practice October 1995 – Egg and Poultry Meat; and

Rural Zone Assessment Criteria		
		<ul style="list-style-type: none"> (ii) Code of Practice - Pig Farming (New Zealand Pork Industry Board) 2nd Edition, August 1993. (b) Any possible means of avoiding or mitigating the likely nuisance. (c) The likely effects on persons living and working in the locality from noise, odour, traffic, and nuisances such as vermin and flies. (d) The likely effects of the activity on the landscape and amenity characteristics of the area. (e) The likely effects of the activity on the rural character and openness of the area, with particular regard to the scale, location and appearance of buildings. (f) The ability to remedy or mitigate any adverse effects of the activity by landscaping of the site, and in particular by the planting of trees. (g) Whether the site is suitable for and can physically accommodate proposed waste treatment and disposal methods given the number of animals accommodated and the volume of wastes generated.
21.1.4.37	Farm workers dwellings that do not comply with Rule 4.4.2.80 (a) to (d)	<ul style="list-style-type: none"> (a) The robustness of the justification for the farming activity being of a scale and/or intensity that requires additional farm workers to be permanently living on the site. (b) The ability for all dwellings on site to comply with one dwelling per 40ha of land holding. (c) The cumulative effects on rural character and amenity resulting from the location of additional buildings. (d) The location of the proposed dwelling in relation to title boundaries and the potential for additional dwellings to be located on the title or holding. (e) The extent to which the site is suitable for a dwelling, including consideration of natural hazards, physical conditions and constraints in the area. (f) The extent to which the location of the dwelling takes account of topography, provision of access and manoeuvring and provision of services including water supply, on site wastewater disposal and utility services. (g) The extent to which existing vegetation is retained and landscaping adds to the amenity of the site. (h) The extent to which the location of the dwelling has taken sufficient account of proximity to rural industry, mineral extraction activities, the dairy manufacturing sites and intensive farming. (i) The extent to which the location of the dwelling has taken sufficient account of proximity to farm effluent tanks, ponds and storage facilities. (j) The extent to which the building can be designed to be relocated.
21.1.4.38	Non-farming activities or rural based industries	<ul style="list-style-type: none"> (a) Actual or potential effects (including cumulative effects) on the sustainable management of the land resource and high class soils in particular.

Rural Zone Assessment Criteria		
		<ul style="list-style-type: none"> (b) Actual or potential effects on the operation of any other permitted activity in the Rural Zone as a result of emissions such as noise, fumes, dust, smoke, odour or glare. (c) Whether the development has a functional need to locate in the Rural Zone, and whether the development meets an identified need within the rural community. (d) The social or community benefit of the proposed activity to the rural community. (e) Whether alternative locations (including possible locations in urban areas) have been considered. (f) Whether the scale of the development is in keeping with the rural character of the area. (g) Whether the proposal will adversely affect the open space and rural character of the surrounding area. (h) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site. (i) The potential for the proposed activity and associated land uses to cause interference with traffic movement along strategic roads. (j) The hours and methods of operation of the activity and the effect it may have on the amenity enjoyed by the existing and future residents of the locality. (k) The likely effects of the activity on the landscape characteristics of the area. (l) Whether the site design, layout and appearance avoids adverse effects on landscape and amenity values of the surrounding area. (m) The ability to remedy or mitigate any adverse effects of the activity by landscaping of the site and particularly the planting of trees. (n) Actual or potential adverse effects on the occupants of nearby dwellings and Residential or Large Lot Residential Zones e.g. noise, odour, and glare. (o) The advantages of proposal with respect to the processing local products or materials on or near their sites of origin, if applicable.
21.1.4.39	Temporary events	<ul style="list-style-type: none"> (a) Duration, frequency and scale of event proposed and the potential noise, odour, vibration, traffic effects on adjacent properties and their use. (b) Mitigation measure proposed to address the potential effects of the activity, and their likelihood of success. (c) The ability to service the potential water supply and stormwater and waste disposal requirements of the scale of the activity. (d) The benefit to the community resulting from the activity.
21.1.4.40	Activities within the Runway Protection Area shown on Planning Maps that are not a prohibited activity	<ul style="list-style-type: none"> (a) The effects on the operational safety and performance of the airport and its associated lighting and navigational aids and the public's and property's risk of exposure to aircraft related accidents. In assessing the effects of an activity particular regard will be given to the following:

Rural Zone Assessment Criteria		
		<ul style="list-style-type: none"> (i) Avoidance of the release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and (ii) The extent to which the use and concentration of dangerous substances that might pose a risk of explosion or fire is avoided; and (iii) The extent to which light beams or reflective glare which could interfere with pilot vision are avoided; and (iv) The extent to which production of radio or electrical interference which could affect aircraft communications or navigation equipment is avoided; and (v) The design of landscaping or other activities so as to avoid attraction significant bird numbers; and (vi) The extent to which large numbers of people on any site are avoided. <p>(b) The Operator of Hamilton International Airport shall be considered an affected party for any resource consent under this rule.</p> <p>(c) Whether the potential for the activity to give rise to reverse sensitivity effects is addressed.</p>
21.1.4.41	Nature tourism	<ul style="list-style-type: none"> (a) Whether the development has a functional need to locate in the proposed area. (b) The manner and extent to which the activity provides a benefit to the natural resource it is based on. (c) Whether or not the activity alone or in combination with others will undermine or adversely affect the values of the natural resource it is based on.
21.1.4.42	Agritourism	<ul style="list-style-type: none"> (a) The extent to which the activity supports or contributes to the activities within the immediate environs of Mystery Creek Events Zone and the Lake Karāpiro Events Zone.
21.1.4.43	Activities within the Air Noise Boundary, the SEL95 Boundary and the Outer Control boundary at the Airport	<ul style="list-style-type: none"> (a) The nature of the activity proposed and the level and likely effectiveness of the design and acoustical treatment proposed to address adverse noise effects. (b) Whether or not a ventilation system is proposed and the performance standard of that system. (c) The predicted external noise level at the subject site according to predicted Ldn contours.
21.1.4.44	Dwellings adjoining marae	<ul style="list-style-type: none"> (a) The extent to which the development provides for the visual, aural and cultural privacy of the adjoining marae. (b) The effect of the building on the character of the adjoining marae. (c) Whether the proposed activity will have reverse sensitivity effects on adjacent activities.

Rural Zone Assessment Criteria		
21.1.4.45	Fencing for goat and deer farming	<p>(a) Fencing for goat farms: Whether the proposal complies with the requirements of the New Zealand Recommended Code of Practice for Goat Farming September 2000.</p> <p>(b) Fencing for deer farms:</p> <p>(i) For areas regulated by the Department of Conservation: Whether the proposal complies with the Deer Farming Notice, No 5 2008 pursuant to section 12A of the Wild Animal Control Act 1977.</p> <p>(ii) For areas not regulated by the Department of Conservation: Whether the proposal complies with the boundary fencing specifications of Deer Industry New Zealand.</p>
21.1.4.46	Residential Based Visitor Accommodation	<p>(a) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site.</p> <p>(b) Any potential for adverse effects on adjoining or adjacent properties and the effectiveness of any mitigation measures proposed.</p> <p>(c) Any adverse effects resulting from increased traffic generation.</p> <p>(d) Whether the activity is in keeping with the character of the surrounding area.</p>

21.1.4A Significant Mineral Extraction Zone

Significant Mineral Extraction Zone Assessment Criteria		
Controlled Activities		
21.1.4A.1	Quarry Management Plan	<p>(a) The nature and extent of landscape screening.</p> <p>(b) The appropriateness of the cleanfill certification procedures.</p> <p>(c) The appropriateness of the site rehabilitation approach to return land to a state suitable for use by other activities.</p> <p>(i) Whether, upon ceasing operation, the exposed quarry workings would result in adverse visual effects, nuisance effects and other environmental effects.</p> <p>(ii) Whether rehabilitation is practicable.</p> <p>(iii) Whether finished contours of the quarry workings enable or are capable of providing for appropriate use and development of the site without rehabilitation.</p> <p>(iv) Whether it is likely that the land will be restored at a later date.</p> <p>(d) The adequacy of the methods proposed for monitoring and reporting.</p> <p>(e) The adequacy of measures to protect areas of ecological importance, outstanding natural features or archaeological sites.</p>

Significant Mineral Extraction Zone Assessment Criteria		
		<ul style="list-style-type: none"> (f) The location and formation of the site access. (g) The adequacy of queuing, parking (if provided) and loading arrangements to address any traffic safety effects outside the site. (h) The measures to manage the number of heavy vehicles exiting the site during the peak periods on the surrounding road network to ensure the total number of movements, including those from other significant mineral extraction activities, do not significantly affect the capacity of the intersection of Karapiro Road and State Highway 1. (i) The measures to manage the number of heavy vehicles and driver behaviour to minimise significant adverse safety effects within 30 minutes before school start-time (normally 9.10am) and 30 minutes after school end-time (normally 3.10pm) in the vicinity of the Karapiro School; and (j) The measures to manage peak heavy vehicle movements (rate and distribution) to minimise significant adverse effects on the safety and efficiency of the road network; and (k) The methods to mitigate and monitor the effects of debris on roads, dust, noise, glare and vibration; and (l) Payment of a financial contribution (assessed in accordance with Rule 18.4.2.14 and net of any funding from other sources) to address the adverse impacts of heavy vehicle movements on accelerated reduction in the useful life of local roads.
Restricted Discretionary Activities		
21.1.4A.2	Noise	<ul style="list-style-type: none"> (a) Whether noise, where it exceeds the performance standards in the Plan, is intrusive and contrasts with the characteristics of the existing noise environment in terms of level, character, duration and timing. (b) Whether nearby activities are sensitive to noise. (c) Whether the topography of the area influences sound propagation. (d) Whether noise attenuation methods can avoid, remedy or mitigate significant adverse effects. (e) Whether the activity results in benefits and positive effects.
21.1.4A.3	Vibration and blasting	<ul style="list-style-type: none"> (a) Whether vibration and blasting, where it exceeds the performance standards in the Plan, is intrusive and contrasts with the characteristics of the existing environment in terms of level, character, duration and timing. (b) Whether nearby activities are sensitive to vibration and blasting. (c) Whether the topography or geology of the area influences the effects of blasting. (d) Whether site management methods can avoid, remedy or mitigate significant adverse effects. (e) Whether a communications protocol for the blasting programme is proposed with adjoining residents. (f) Whether the blasting is necessary for safety or to access significant mineral resources. (g) Whether the activity results in benefits and positive effects.

Significant Mineral Extraction Zone Assessment Criteria		
21.1.4A.4	Light spill and glare	<ul style="list-style-type: none"> (a) Whether the light spill and glare will adversely affect the amenity of the environment, including on adjoining residents. (b) Whether the lighting is necessary for reasons of providing for mineral extraction operations, safety and/or security. (c) Whether the duration and operating hours of the activity and the extent of lighting is reasonable and appropriate within the receiving environment. (d) Whether screening, orientation or design can avoid, remedying or mitigate significant adverse effects. (e) Whether the activity results in benefits and positive effects.
21.1.4A.5	Building coverage and building height	<ul style="list-style-type: none"> (a) Whether the additional building height or coverage will: <ul style="list-style-type: none"> (i) Adversely affect the character and visual amenity of the area; and (ii) Adversely affect the privacy or outlook of adjoining sites. (b) Whether measures can be undertaken to avoid, remedy or mitigate significant adverse effects, and the degree to which they would be successful including: <ul style="list-style-type: none"> (i) The extent to which building form, the topography, alternative design, planting or setbacks can mitigate.
21.1.4A.6	Removal or clearance of indigenous vegetation within a significant natural area	<ul style="list-style-type: none"> (a) Whether the proposed measures, including staging and rehabilitation, will minimise or mitigate significant adverse effects, partially offset residual adverse effects, or provide for positive environmental benefits through: <ul style="list-style-type: none"> (i) Actions undertaken in advance of vegetation removal; and (ii) Areas of indigenous planting; and (iii) The ratio, quality and type of new indigenous planting in relation to the established vegetation to be removed; and (iv) The translocation of any indigenous plant and animal species; and (v) The opportunity to establish ecological linkages with existing vegetation and/or habitats; and (vi) Ongoing programmes of weed and pest control; and (vii) Fencing and stock removal; and (viii) Monitors and develops contingencies to ensure the on-going recovery and sustainability of the mitigated area; and (ix) Provides mechanisms for legal permanent protection of the mitigated area. (b) Whether the vegetation proposed to be removed protects or provides habitats for nationally at risk or threatened plant or animal species and whether the activity will significantly adversely affect these values. (c) Whether the vegetation proposed to be removed forms part of an ecological corridor, or is adjacent to a natural water body and acts as a filter for sediment and water runoff, or protects threatened plants or animal species and whether the activity will significantly adversely affect these values or

Significant Mineral Extraction Zone Assessment Criteria		
		<p>will significantly adversely affect water quality or quantity and the habitat value of natural rivers, streams, lakes or wetlands.</p> <p>(d) The effects of vegetation removal on the adjoining significant natural areas and the need for the creation of buffer areas between the area of the mineral extraction activities.</p> <p>(e) Whether the proposed mitigation measures implement the 'no net loss principle'.</p> <p>(f) The extent to which the extraction of the mineral resource provides positive benefits to people and communities.</p>
21.1.4A.7	Height in relation to boundary	<p>(a) Whether the potential shadowing from the infringement adversely affects adjacent sites.</p> <p>(b) Whether the activities undertaken on any affected portion of adjoining site are sensitive to increased shadowing.</p> <p>(c) Whether the infringement is necessary due to the shape, boundaries or nature and physical features of the significant mineral extraction area.</p> <p>(d) Whether the infringement significantly adversely affects the privacy or outlook of adjoining sites.</p> <p>(e) Whether measures can be undertaken to avoid, remedy or mitigate significant adverse effects, and the degree to which they would be successful including:</p> <p>(i) The use of screening, planting or alternative design.</p>
21.1.4A.8	Minimum building, rock and mineral excavation setbacks	<p>(a) Whether the reduced setback will:</p> <p>(i) Adversely affect the streetscape of the area; and</p> <p>(ii) Adversely affect the privacy and outlook of adjoining sites; and</p> <p>(iii) Adversely affect vehicle movements on the road.</p> <p>(b) Whether the infringement is necessary due to the shape, boundaries or nature and physical features of the significant mineral extraction area.</p> <p>(c) Whether the nature, form, scale and extent of the proposal is appropriate.</p> <p>(d) Whether the building or rock and mineral extraction will have adverse effects on the visual amenity, openness and natural character values of water bodies and their margins.</p> <p>(e) Whether measures can be undertaken to avoid, remedy or mitigate adverse effects, and the degree to which they would be successful including:</p> <p>(i) Through utilising existing topography or vegetation; and</p> <p>(ii) Through screening, planting and alternative design.</p> <p>(f) Whether an infringement to the setback from water:</p> <p>(i) Adversely affects the natural function of the river, stream lake or wetland, water quality, and land and water based habitats; and</p> <p>(ii) Adversely affects the public's access and recreational enjoyment of the river, stream, lake or wetland.</p> <p>(g) The extent to which the extraction of the mineral resource provides positive benefits to people and communities.</p>

Significant Mineral Extraction Zone Assessment Criteria		
21.1.4A.9	Heavy vehicle movements	<ul style="list-style-type: none"> (a) The total and peak distribution of heavy vehicle movements from the site and the expected routes, and associated effects on the safety and efficiency on the road network. (b) The location and formation of access points to avoid any dirt, mud or debris entering the road reserve, and to ensure that traffic safety matters are adequately addressed. (c) The adequacy of queuing, parking (if provided) and loading arrangements to address any traffic safety effects outside the site. (d) Safety effects at entranceways to key traffic generators at the intersection of State Highway 1 and Karapiro Road; and (e) Payment of a financial contribution (assessed in accordance with Rule 18.4.2.14 and net of any funding from other sources) to address the adverse impacts of heavy vehicle movements on accelerated reduction in the useful life of local roads.
21.1.4A.10	Concrete batching, paving, asphalt, bitumen manufacturing	<ul style="list-style-type: none"> (a) The degree to which the bulk or scale of the development results in a loss of amenity or outlook on adjacent or adjoining sites. (b) Whether proposed landscaping adds to the amenity of the development. (c) The time, frequency and duration that the activity occurs. (d) Any adverse effects on buildings either on-site or on surrounding properties, characteristics of the vibration and noise, and subsequent effects on health and safety and on the amenity values of the surrounding environment. (e) The location of the site access. (f) The anticipated average daily number of vehicle movements to and from the site, including the number of people proposed to be employed and the location of parking spaces on-site. (g) The methods to mitigate and monitor the effects of dust, noise, glare and vibration.

21.1.5 **Reserves Zone**

Reserves Zone Assessment Criteria		
	Restricted Discretionary Activities	
21.1.5.1	Relocated buildings where provided for in an Operative Reserve Management Plan or Reserve Concept Plan	<ul style="list-style-type: none"> (a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. (b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. (c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. (d) The timeliness of the works taking into account the extent and nature of the proposed works.

Reserves Zone Assessment Criteria		
21.1.5.2	Buildings over 100m ² GFA where it is provided for in the Operative Reserve Management Plan or Reserve Concept Plan	<p>(a) The effects on the surrounding environment, including effects associated with:</p> <p>(i) The scale, colour and prominence of the building(s); and</p> <p>(ii) Cumulative impacts resulting from aggregations of buildings on the Reserve; and</p> <p>(iii) The design elements in the proposal; and</p> <p>(iv) The effects on public places and roads; and</p> <p>(v) The potential for activities requiring a liquor license to utilise the building and potential effects on adjacent sites.</p>
21.1.5.3	Minimum building setback from internal site boundaries	<p>(a) The extent to which the development provides for the visual and aural privacy of occupants and neighbours.</p> <p>(b) The degree to which there is a loss of privacy, daylight, sunlight or outlook in adjacent sites.</p> <p>(c) Whether the building affects existing trees on the site.</p> <p>(d) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</p> <p>(e) Whether the development will affect the perception of spaciousness on and between sites when viewed from the street.</p> <p>(f) Whether the proposed activity will have reverse sensitivity effects on adjacent activities or zones.</p>
21.1.5.4	Height	<p>(a) Visual effects including bulk, scale and location of buildings.</p> <p>(b) Effects on the reserve and any adjoining zone character and amenity.</p> <p>(c) Effects on surrounding properties, including loss of daylight, privacy, noise from activities and general amenity issues.</p>
21.1.5.5	Daylight control	<p>(a) The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites.</p> <p>(b) Whether the position of the building will adversely effect existing trees on the site.</p> <p>(c) The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.</p>
21.1.5.6	Vibration	<p>(a) The time and frequency that the activity occurs, the duration of vibration continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment.</p> <p>(b) The effects on buildings and structures, either on site or on surrounding buildings, structures and sites.</p>
21.1.5.7	Construction noise	<p>(a) The time and frequency that the activity occurs, the duration of noise continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on health and safety and on the amenity values of the surrounding environment.</p>
21.1.5.8	Noise: temporary military training activities	<p>(a) The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects.</p>

<u>Reserves Zone Assessment Criteria</u>		
<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.5.9	General	<ul style="list-style-type: none"> (a) The extent to which the design, appearance and location of any activity, building, or parking area within a reserve is compatible and integrated with the primary functions of the reserve and its intrinsic elements, as expressed in the Conservation Management Strategy, or the Reserves Management Plan or the Reserve Concept Plan. (b) The extent to which the recreational potential and/or open space character of the reserve is maintained. (c) Whether there is a demonstrated need for the proposed activity or building; and whether alternative sites for the building or the services/activities have been considered. (d) Consideration will be given to the presence of existing activities, buildings or structures on the reserve, and the cumulative effects arising from the addition of the proposed activity.
21.1.5.10	Buildings and/or activities on reserves	<ul style="list-style-type: none"> (a) Whether the building and/or activity, including associated effects such as traffic and parking are of a scale and intensity that is in keeping with the character, amenity and ambience values of the existing environment.
21.1.5.11	Reduction of setbacks from road boundaries	<ul style="list-style-type: none"> (a) The provision of daylight and sunlight into neighbouring buildings. (b) Visual and aural privacy. (c) Safety. (d) The general appearance/effects on the street scene. (e) The safety and efficiency of pedestrian, cyclists and traffic flow. (f) Access about the site. (g) The visual impact on the reserve character and adjoining residential amenity.

21.1.6 Commercial Zone

<u>Commercial Zone Assessment Criteria</u>		
<p>Controlled Activities</p>		
21.1.6.1	Any development in general accordance with the Te Awamutu Large Scale Retail Development Concept Plan SK1-13 prepared by Woodhams / Meikle / Zhan Architects dated 21-04-06 as contained in Appendix S6, and which satisfies the conditions included in the approved application	<ul style="list-style-type: none"> (a) Whether the traffic safety and road improvement works are in accordance with the Traffic Impact Assessment submitted with the application documents for Plan Change 53 to the Operative District Plan, dated 1997. (b) Whether noise is addressed in accordance with the conditions in the approved application. (c) Whether glare and lighting is addressed in accordance with the conditions in the approved application. (d) Whether landscaping is provided in accordance with the conditions in the approved application. (e) Whether car parking (excluding consideration of the number of parking spaces for cars), loading and vehicle manoeuvring

Commercial Zone Assessment Criteria		
		<p>is provided in accordance with the conditions in the approved application.</p> <p>(f) Whether signs are provided in accordance with the conditions in the approved application.</p> <p>(g) Whether stormwater is being managed in accordance with the Stormwater Assessment submitted with the application documents for Plan Change 53 to the Operative Waipa District Plan 1997.</p> <p>(h) Whether soil remediation and mitigation is in accordance with the Statement of Evidence of Kevin Wood, dated 6 November 2006 and to the satisfaction of the Principal Administrative Officers (or their delegate) of both the Waikato Regional Council and the Waipa District Council.</p> <p>(i) Whether the colour, location, design and siting of buildings is in accordance with the Visual Impact Report prepared by Connell Wagner and the Development Concept Plan.</p>
Restricted Discretionary Activities		
21.1.6.2	<p>The erection of new buildings, relocated buildings, and additions or alterations to the front façade of existing buildings, including the painting of buildings located within the Character Precinct Areas as identified on the Planning Maps in:</p> <ul style="list-style-type: none"> ▪ Cambridge A; or ▪ Central Te Awamutu; or ▪ Kihikihi; or ▪ Ohaupo; or ▪ Pirongia; or ▪ Cambridge North (as part of the C1 Structure Plan) Neighbourhood Centre 	<p>(a) The extent to which the design, scale, materials, colour and siting of a new building and associated signage, and addition/alteration to the exterior of an existing building, responds to the existing built character and to the guidelines outlined in Appendices DG2 to DG6.</p> <p>(b) The effects of the building or sign on public spaces.</p> <p>(c) Whether the building contributes or detracts from the visual amenity of the streetscape.</p> <p>(d) The extent to which buildings and associated development within the Cambridge North Neighbourhood Centre respond to the relevant assessment criteria within section 21.1.6.13.</p> <p>In addition for relocated buildings:</p> <p>(e) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(f) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(g) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(h) The timeliness of the works taking into account the extent and nature of the proposed works.</p>
21.1.6.3	Relocated buildings	<p>(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(d) The timeliness of the works taking into account the extent and nature of the proposed works.</p>

Commercial Zone Assessment Criteria		
21.1.6.4	The erection of new buildings within the Cambridge B Character Precinct Area	<p>(a) The extent to which the design, scale, materials, colour and siting of the new building responds to the existing built character and to the guidelines outlined in Appendices DG2 to DG6.</p> <p>(b) The effects of the building on public spaces.</p> <p>(c) Whether the building contributes or detracts from the visual amenity of the streetscape.</p>
21.1.6.5	Any addition or alteration to the front façade of any buildings within the Cambridge B Character Precinct Area as identified on the Planning Maps, constructed following 30 May 2014	<p>(a) The extent to which the design, scale, materials, colour and siting of any addition/alteration to the front façade of a building built following 30 May 2014, retains the built character and responds to the guidelines outlined in Appendices DG2 to DG6.</p> <p>(b) The effects of the addition/alteration on public spaces.</p> <p>(c) Whether the addition/alteration contributes or detracts from the visual amenity of the streetscape.</p>
21.1.6.6	Site layout	<p>(a) Whether the public entrance of the building is visible from the road.</p> <p>(b) In the Hautapu Structure Plan Area only, the extent to which there are adverse visual effects.</p>
21.1.6.7	Walls and fencing	<p>(a) Visual effects of walls and fencing on the streetscape.</p> <p>(b) The extent to which the wall or fence provides for surveillance from the building to the street and other public places such as walkways and reserves.</p> <p>(c) The extent to which the wall or fencing takes into account the personal safety of people and principles of Crime Prevention Through Environment Design (CPTED).</p>
21.1.6.8	Minimum floor areas and outdoor living courts for dwellings	<p>(a) Whether the size, dimension, and orientation of the outdoor living space is adequate to provide useable outdoor space that has good solar access and is private.</p> <p>(b) Whether the floor area of the dwelling is adequate to provide quality living spaces.</p> <p>(c) The extent to which solar potential and good aspect is optimised in the development.</p> <p>(d) The extent to which the development takes into account the personal safety of people and principles of Crime Prevention Through Environment Design (CPTED).</p>
21.1.6.9	Vibration	<p>(a) The time and frequency that the activity occurs, the duration of vibration continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment.</p> <p>(b) The effects on buildings and structures, either on site or on surrounding buildings, structures and sites.</p>
21.1.6.10	Construction noise	<p>(a) The time and frequency that the activity occurs.</p> <p>(b) The duration of noise continuance.</p> <p>(c) Any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on health and safety and on the amenity values of the surrounding environment.</p>

Commercial Zone Assessment Criteria		
21.1.6.11	Temporary construction buildings	(a) The visibility of temporary buildings from the street and adjoining or adjacent sites.
21.1.6.12	Temporary events	(a) Duration, frequency and scale of event proposed and the potential noise effects on adjacent properties and their use. (b) Mitigation measures proposed to address the potential traffic effects of the activity, and their likelihood of success.
21.1.6.13	Cambridge North Neighbourhood Centre, including a Neighbourhood Centre land use consent.	<p>The extent to which neighbourhood centre development within the C1 structure plan area:</p> <p>(a) Encourages accessibility and local permeability through integration with neighbouring developments, providing clear connections for walking, cycling, private vehicle and public transport.</p> <p>(b) Provides for public transportation connections through identification of a potential future bus route and bus stop within the neighbourhood centre.</p> <p>(c) Provides vehicle crossings to minimise potential pedestrian / vehicle conflict, and provides continuity to the footpath through the design (i.e. levels, materials, surface finishes, colours etc.).</p> <p>(d) The built form and associated landscaping is designed to contribute positively to the amenity values of Victoria Road, acknowledging orientation of buildings will be focused towards the west.</p> <p>(e) Variations in setback from the front boundary are appropriate when the resulting setback provides greater accommodation for pedestrian circulation, sidewalk dining areas, enhanced entries, and improves the pedestrian realm.</p> <p>(f) Provides a continuous building frontage and avoids side yard setbacks between buildings, except for sites where an access to the rear or a lane is provided.</p> <p>(g) Articulates the building mass to read as an aggregate of smaller components, including large format buildings which are kept to domestic scale by means of varied roof forms, materials and wall relief.</p> <p>(h) Maximises outlook onto adjacent streets and public open spaces, through considered design of the building's internal space and maximising façade transparency.</p> <p>(i) Designs the building so that the main pedestrian entry for the majority of tenancies is located along the primary frontage – so that it is clearly visible and conveniently located.</p> <p>(j) Locates active ground floor uses to front the street / public realm.</p> <p>(k) Provide verandas along the primary frontage and frontages where high pedestrian flows are anticipated.</p> <p>(l) Includes universal access design principles.</p> <p>(m) Whether the scale of the development has an adverse effect on the amenity, including noise effects, on the site and the surrounding environment.</p> <p>(n) Whether the development will generate traffic that creates adverse effects that are unable to be adequately managed.</p>

Commercial Zone Assessment Criteria		
		<ul style="list-style-type: none"> (o) Whether the activities have an adverse impact on the retail hierarchy for Cambridge. (p) Whether the scale of development is suitable as a means of supporting the demand for the residential area of Cambridge north of the Cambridge Town Belt. (q) Whether the development can be adequately serviced. (r) Recognise the functional and operational requirements of supermarkets; and the quality of the built form needs to be reasonable having regard to the site conditions and whether the development overall offers a positive contribution to the amenity of the built environment. <p>If on-site parking is provided, the extent to which:</p> <ul style="list-style-type: none"> (s) Parking facilities do not visually dominate the public realm or create obstructions in the pedestrian environment. (t) It is located away from Victoria Road. (u) Landscape treatment for at-grade car parking is provided – with trees selected that provide shade, improve amenity, and assist in visual screening – whilst allowing clear sightlines between pedestrians and vehicles. (v) Clear and direct pedestrian routes from on-site parking to the building entrances is provided. (w) The front boundary setback area is kept clear of parking.
21.1.6.14	Dwellings at ground level in the Commercial Zone located between Shakespeare Street, Cook Street and the Waikato River that directly adjoin the Waikato River	<ul style="list-style-type: none"> (a) The extent to which the development supports improved access to the Waikato River to better enable social, recreational and cultural opportunities. (b) The extent to which the building, site and development for the proposed activity takes into account the personal safety of people and the following CPTED principles: <ul style="list-style-type: none"> (i) Access: Safe Movement and Connections - Places with well-defined routes, spaces and entrances that provide for convenient and safe movement without compromising security; and (ii) Surveillance and Sightlines: See and Be Seen - Places where all publicly accessible spaces are overlooked and clear sightlines and good lighting provide maximum visibility; and (iii) Layout: Clear and Logical Orientation - Places designed to discourage crime, enhance perception of safety and help orientation and way-finding; and (iv) Activity Mix: Eyes on the Street - Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces; and (v) Sense of Ownership: Showing a space is cared for - Places that promote a sense of ownership, respect, territorial responsibility and community; and (vi) Quality Environments: Well Designed, Managed and Maintained Environments - Places that provide a quality environment and are designed with management and maintenance in mind to discourage crime and promote community safety in the present and the future.

Commercial Zone Assessment Criteria		
21.1.6.15	Building and activities adjoining reserves along the Waikato River in Shakespeare Street/Cook Street	<ul style="list-style-type: none"> (a) The extent to which the buildings or development supports access to reserves adjoining the Waikato River to better enable social, recreational and cultural opportunities. (b) The extent to which the design and layout of the building and/or activity directly faces the Waikato River and/or provides opportunities for people to interact with the Reserve and the Waikato River. (c) The extent to which any landscaping softens parking areas and or frames views to the Waikato River. (d) The extent to which the building, fencing site and development for the proposed activity takes into account the personal safety of people and the following CPTED principles: <ul style="list-style-type: none"> (i) Access: Safe Movement and Connections - Places with well-defined routes, spaces and entrances that provide for convenient and safe movement without compromising security; and (ii) Surveillance and Sightlines: See and Be Seen - Places where all publicly accessible spaces are overlooked and clear sightlines and good lighting provide maximum visibility; and (iii) Layout: Clear and Logical Orientation - Places designed to discourage crime, enhance perception of safety and help orientation and way-finding; and (iv) Activity Mix: Eyes on the Street - Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces; and (v) Sense of Ownership: Showing a space is cared for - Places that promote a sense of ownership, respect, territorial responsibility and community; and (vi) Quality Environments: Well Designed, Managed and Maintained Environments - Places that provide a quality environment and are designed with management and maintenance in mind to discourage crime and promote community safety in the present and the future.
	<p>Discretionary Activities</p> <p><i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>	
21.1.6.16	Activities outside pedestrian frontage areas	<ul style="list-style-type: none"> (a) The extent to which the requirements of the development could not be met within the pedestrian frontage area. (b) The extent to which it is necessary to provide for commercial activities outside of the central business district to support local residential neighbourhoods. (c) Any potential individual and cumulative adverse effects on the function and economic vitality of the pedestrian frontage area, through the dispersal of trade and other activities that support and contribute to making the centre of the towns the higher intensity pedestrian orientated retail, civic and community heart.
21.1.6.17	Commercial hierarchy	<ul style="list-style-type: none"> (a) Extent to which the proposal maintains the commercial hierarchy and the social heart of commercial centres.

Commercial Zone Assessment Criteria		
21.1.6.18	Minimum building setback from internal site boundaries	(a) The extent to which there is potential for reverse sensitivity effects.
21.1.6.19	Storage and service areas	(a) The extent to which there is potential for adverse effects on amenity values and on safety. (b) Whether or not the storage, or service area has incorporated CPTED principles.
21.1.6.20	Activities within the Commercial Zone at Cook Street, Shakespeare Street and Wordsworth Street identified on the Planning Maps	(a) Whether the proposed activity will have an adverse effect on the retail hierarchy of the District. (b) In that part of the Cook Street/Shakespeare Street location that has frontage to the Waikato River, the extent to which the development of the site provides for increased public access to the Waikato River. (c) The site layout and design of the development and how it relates to the surrounding environment including any directly adjoining residential activities.
21.1.6.21	Screening between Residential Zone and Commercial Zone	(a) The extent and nature of the screening and whether this will mitigate the effects of the activity on the adjoining residential zone. (b) The degree to which there is a loss of privacy, daylight, sunlight or outlook on adjacent sites. (c) The effect on the built characteristics of the locality. (d) The extent to which the screening provides for the visual and aural privacy of occupants and neighbours. (e) The extent to which existing vegetation is retained and the screening adds to the amenity of the site.
21.1.6.22	Residential Based Visitor Accommodation	(a) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site. (b) Any potential for adverse effects on adjoining or adjacent properties and the effectiveness of any mitigation measures proposed. (c) Any adverse effects resulting from increased traffic generation. (d) Whether the activity is in keeping with the character of the surrounding area.

21.1.7 Industrial Zone

Industrial Zone Assessment Criteria		
Controlled Activities		
21.1.7.1	Cafes, and takeaway outlets with no drive through facility outside of the central focal area of the Hautapu Industrial Structure Plan Area and Campus Hub of the Bardowie Industrial Precinct Structure Plan Area, general store or dairies identified on the central core area of the Hautapu Structure Plan and the Campus Hub of the	(a) The appearance of the building and the extent that it implements the guidelines in Appendix S5 – Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines and Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines.

Industrial Zone Assessment Criteria		
	Bardowie Industrial Precinct Structure Plan Area.	
21.1.7.2	Any activity listed as a permitted or controlled activity within the Industrial Zone (Raynes Road) in accordance with an approved comprehensive development plan	(a) The extent to which the activity complies with the provisions of the approved comprehensive development plan.
21.1.7.3	Any activity listed as a controlled activity in Table 7.4.1.2 and within the Campus Hub of the Bardowie Industrial Precinct Structure Plan Area.	Development and subdivision that implements the provisions of the Bardowie Industrial Precinct Structure Plan including: (a) Consistency with the site layout shown in the Structure Plan, including the positioning of any proposed roads; and (b) Consistency with the standard of amenity described in the Structure Plan including any site or area specific design guidelines, block layouts and landscaping.
Restricted Discretionary Activities		
21.1.7.4	Relocated buildings	(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. (b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. (c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. (d) The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.7.5	Daylight control	(a) The degree to which the bulk or scale of the development results in is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites. (b) Whether the position of the building will adversely effect existing trees on the site. (c) The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.
21.1.7.6	Building and site layout	(a) Whether the public entrance of the building is visible from the road. (b) The extent to which parking and loading areas in the Hautapu Industrial Structure Plan Area affect the visual amenity of the zone. (c) The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone.
21.1.7.7	Building colour	(a) The extent to which building colour and reflectance levels of developments in the Hautapu Industrial Structure Plan Area add to amenity of the area. (b) The extent to which building colour and reflectance levels of developments in the Bardowie Industrial Precinct Structure Plan Area add to amenity of the area.
21.1.7.8	Vibration	(a) The time and frequency that the activity occurs. (b) The duration of vibration continuance.

Industrial Zone Assessment Criteria		
		(c) Any adverse effects on buildings either on-site or on surrounding properties, any special characteristics of the vibration, and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.7.9	Construction noise	(a) The time, frequency and duration that the activity occurs. (b) Any adverse effects on buildings either on-site or on surrounding properties and subsequent effects on health and safety and amenity values of the surrounding environment.
21.1.7.10	Temporary construction buildings	(a) The visibility of temporary buildings from the street and adjoining or adjacent sites.
21.1.7.11	Bond Road North Industrial Structure Plan area	(a) Extent to which developments, address flood risks and effects of the development on surrounding buildings and properties.
21.1.7.12	Mineral extraction activities	(a) The extent of the mineral extraction to be undertaken and the extent to which the activity will internalise and address actual and potential adverse effects. (b) The proposed life span of operation, the estimated volume of material to be excavated, the likely staging of works and the likelihood and ability of the site to be fully rehabilitated. (c) The extent to which off-site effects will inhibit the use of surrounding land for the carrying out of other activities. (d) The extent to which proposed and existing landscaping manages the effects on the amenity of land adjoining the mineral extraction area. (e) Site access, the safety and capacity of the roads and intersections in the immediate vicinity and mitigation (financial contributions or works) where road network improvements are required to address the effects of increased heavy vehicle movements. (f) The hours and days of operation and the extent that measures to ensure that the adverse effects of glare, noise and vibration, (including blasting), protect the amenity of land adjoining the mineral extraction area.
21.1.7.13	Noise - Te Awamutu and Hautapu Dairy Manufacturing sites	(a) The time and frequency that the activity occurs. (b) The duration of noise continuance. (c) Any adverse effects on occupants of buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on well-being, health and safety, and on the amenity values of the surrounding environment. (d) The extent to which all practicable means have been employed to reduce noise emissions. (e) The extent to which the proposed mitigation measures reduce the impact of noise on surrounding residents.
21.1.7.14	Activities in the Specialised Dairy Industrial Area not permitted by Rule 7.4.1.1(t)	(a) In assessing applications for activities which are not permitted activities under the rules within the Special Dairy Industrial Area, Council will have regard to the compatibility of the activities with food processing activities carried out in the Specialised Dairy Industrial Area. Conditions may be imposed to ensure that proposed activities are compatible.

Industrial Zone Assessment Criteria		
21.1.7.15	Any activity which is otherwise a permitted or controlled activity within the Runway Protection Area as shown on the Planning Maps unless provided for through an approved comprehensive development plan, provided that the activity is not listed under 7.4.1.6(a)	<p>(a) The effects on the operational safety and performance of Hamilton International Airport and its associated lighting and navigational aids and the public's and properties risk of exposure to aircraft related accidents. In assessing the effects of an activity, particular regard will be given to the following:</p> <ul style="list-style-type: none"> (i) Avoidance of the release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and (ii) The extent to which the use and concentration of dangerous substances that might pose a risk of explosion or fire is avoided; and (iii) The extent to which light beams or reflective glare which could interfere with pilot vision are avoided; and (iv) The extent to which production of radio or electrical interference which could affect aircraft communications or navigation equipment is avoided; and (v) The design of landscaping or other activities so as to avoid attracting significant bird numbers; and (vi) The extent to which large numbers of people on any site are avoided.
21.1.7.16	Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit from the Waikato Regional Council	<p>(a) The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.</p>
21.1.7.17	Offices within the Campus Hub of the Bardowie Industrial Precinct	<p>(a) The extent to which the proposed office activity, in conjunction with other established or consented office activity:</p> <ul style="list-style-type: none"> (i) Avoids adverse effects on the vitality, function and amenity of the Cambridge CBD. (ii) Avoids the inefficient use of existing physical resources and promotes a compact urban form. (iii) Promotes the efficient use of existing and planned public and private investment in infrastructure. <p>(b) The extent to which similar office facilities are available within the Cambridge CBD.</p>
<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.7.18	Minimum building setback from road boundaries within the Raynes Road Industrial Zone	<p>(a) The extent to which a reduced setback would compromise the achievement of an attractive landscaped frontage to Raynes Road and Airport Road.</p>

21.1.8 Lake Karāpiro Events Zone

Lake Karāpiro Events Zone Assessment Criteria		
Restricted Discretionary Activities		
21.1.8.1	Relocated buildings provided for in the Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan	<ul style="list-style-type: none"> (a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. (b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. (c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. (d) The timeliness of the works taking into account the extent and nature of the proposed works.
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.8.2	General	<ul style="list-style-type: none"> (a) Extent to which the design, appearance and location of any building or any other structure is compatible and integrated with the primary functions of the Karāpiro Lake Domain and its intrinsic elements as expressed in the Karāpiro Domain Strategic Plan and Reserve Management Plan. (b) The extent to which new buildings and structures complement the existing amenity of the Karāpiro Lake Domain and the surrounding area. (c) The extent to which the recreational potential and/or open space character of the Karāpiro Lake Domain is maintained. (d) Whether there is a need for the proposed type and size of building and whether alternative sites for the building or the services or activities the building is to accommodate have been considered. (e) Consideration will be given to the presence of existing activities, buildings or structures on the reserve and the cumulative effects arising from the addition of the proposed activity.
21.1.8.3	Places of assembly within existing buildings and private functions	<ul style="list-style-type: none"> (a) Whether the activity (including associated traffic and parking) is of a scale and intensity that is in keeping with the character, amenity and ambience of the existing environment, the adjacent large lot residential areas on Maungatautari Road.

21.1.9 Mystery Creek Events Zone

Mystery Creek Events Zone Assessment Criteria		
Controlled Activities		
21.1.9.1	The following activities where located within the Agri-Activities Overlay provided that a comprehensive development plan has been approved:	<ul style="list-style-type: none"> (a) Extent to which the development conforms to the approved comprehensive development plan. (b) Site design and layout.

Mystery Creek Events Zone Assessment Criteria		
	<ul style="list-style-type: none"> ▪ Rural Research Facility ▪ Laboratories that process farm and agricultural products ▪ Agricultural/Farming Education and Training Facilities 	
Restricted Discretionary Activities		
21.1.9.2	Relocated buildings within the lower terrace area	<p>(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(d) The timeliness of the works taking into account the extent and nature of the proposed works.</p>
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.9.3	Concept plan	<p>(a) The extent to which the details within the concept plan give effect to the objectives, policies and standards for the zone and the extent to which the effects of the developments can be contained within the boundaries of the site.</p>
21.1.9.4	Events	<p>(a) The nature and duration of the proposed event including the location of activities associated with the activity relating to the exhibitions, shows, expos, club gatherings or events.</p> <p>(b) Consideration will also be given to the scale of the event and its significance both on a regional and national level and the suitability of the Mystery Creek Events centre to accommodate that which is proposed.</p> <p>(c) Traffic related effects including any effects on the efficiency of the wider road network and a Traffic Management Plan and whether other authorities such as the New Zealand Transport Agency and the police have been consulted.</p> <p>(d) Any concentration of patrons/participants arriving and departing the event at specific times causing a peak flow effect.</p> <p>(e) The expected noise associated with the event and whether the effects have been addressed in a Noise Management Plan including the location of specific noise generating activities and potential mitigation proposed.</p> <p>(f) The provisions of sufficient parking either within the zone or overflow on surrounding properties with written agreement from the land owner(s).</p> <p>(g) The provision for public transport parking and manoeuvring within the legal boundaries of the site and the safe passenger loading and unloading.</p>

Mystery Creek Events Zone Assessment Criteria		
		<p>(h) The safe and efficient movement of pedestrians associated with the event, particularly in relation to car parking areas physically separated from the site.</p> <p>(i) The potential effects on surrounding properties including the cumulative effects of other activities within the zone.</p> <p>(j) The provisions made for managing solid waste.</p> <p>(k) The need for onsite services such as First Aid etc. and whether an evacuation plan is required.</p> <p>(l) Effects associated with carnival rides and attractions and/or fireworks.</p> <p>(m) The need for community liaison and a complaints management system.</p> <p>(n) The provision of suitable amenities appropriate to the scale of the event whether permanent or temporary.</p>
21.1.9.5	Noise	<p>(a) For applications exceeding the provisions of both general noise and MED, KAD or DNAD's consideration will be given to the level of noise generated and the periods likely to exceed the provisions and the duration of the proposed events. Consideration shall also be given to the potential effects including the sensitivity of sound to surrounding rural properties in close proximity.</p>

21.1.10 **Airport Business Zone (Titanium Park)**

Airport Business Zone (Titanium Park) Assessment Criteria		
Controlled Activities		
21.1.10.1	Any permitted activity within the Titanium Park – Northern Precinct, except for those specified in Rule 10.4.1.5(d), provided that a comprehensive development plan has been approved	<p>(a) The extent to which the activity complies with the provisions of the approved comprehensive development plan.</p>
Restricted Discretionary Activities		
21.1.10.2	Childcare facilities and healthcare facilities between the Outer Control Boundary (Ldn55) and the Air Noise Boundary (Ldn65)	<p>(a) The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects.</p> <p>(b) The extent to which the design of the buildings and or layout of the site mitigates the effects of noise through any alternative methods.</p> <p>(c) Whether the potential for the activity to give rise to reverse sensitivity effects is addressed.</p>
21.1.10.3	Relocated buildings	<p>(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p>

Airport Business Zone (Titanium Park) Assessment Criteria		
		(d) The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.10.4	Any activity which is otherwise a permitted activity or controlled activity within the Runway Protection Area and which is not listed as a prohibited activity in Rule 10.4.1.6	<p>(a) The effects on the operational safety and performance of Hamilton International Airport and its associated lighting and navigational aids and the public's and properties risk of exposure to aircraft related accidents. In assessing the effects of an activity, particular regard will be given to the following:</p> <ul style="list-style-type: none"> (i) Avoidance of the release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and (ii) The extent to which the use and concentration of dangerous substances that might pose a risk of explosion or fire is avoided; and (iii) The extent to which light beams or reflective glare which could interfere with pilot vision are avoided; and (iv) The extent to which production of radio or electrical interference which could affect aircraft communications or navigation equipment is avoided; and (v) The design of landscaping or other activities so as to avoid attracting significant bird numbers; and (vi) The extent to which large numbers of people on any site are avoided. <p>(b) Whether the potential for the activity to give rise to reverse sensitivity effects is addressed.</p>
21.1.10.5	Minimum building setback from road boundaries	<p>(a) Whether any non-compliance results from the characteristics of the site.</p> <p>(b) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</p>
21.1.10.6	Minimum building setback from internal site boundaries	<p>(a) Whether any non-compliance results from the characteristics of the site.</p> <p>(b) The degree to which there is a loss of privacy, daylight, sunlight or outlook in adjacent dwellings.</p> <p>(c) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</p>
21.1.10.7	Height	<p>(a) The potential visual impact of buildings exceeding the normal height limits.</p> <p>(b) The degree to which there is an overshadowing effect and loss of sunlight or amenity on adjacent or adjoining sites.</p> <p>(c) The extent to which any building exceeding the normal height limits affects airport operations.</p>
21.1.10.8	Daylight controls	<p>(a) The visual impact of the building on the surrounding environment.</p> <p>(b) The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites.</p> <p>(c) Whether the building will adversely affect airport operations.</p>

Airport Business Zone (Titanium Park) Assessment Criteria		
21.1.10.9	Landscaping	(a) Whether the landscaping adequately mitigates visual effects and maintains the amenity of the site, and adjoining roads and sites.
21.1.10.10	Security fencing	(a) The extent to which the security fencing does not detract from the amenity of the area. (b) Whether landscaping or alternative mitigation is proposed that maintains the amenity of the area.
21.1.10.11	Outdoor storage	(a) The extent to the outdoor storage area does not detract from the amenity of the area. (b) Whether appropriate mitigation is proposed that maintains the amenity of the area.
21.1.10.12	Roading	(a) The impact of roading on the amenity of the area. (b) Whether the road design and layout is consistent with the Airport Business Zone Structure Plan. (c) The extent to which roading within the zone can be constructed to adequately dispose of stormwater.
21.1.10.13	Vibration	(a) The time and frequency that the activity occurs. (b) The duration of vibration continuance. (c) Any adverse effects on buildings either on-site or on surrounding properties, any special characteristics of the vibration, and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.10.14	Construction noise	(a) The time, frequency and duration that the activity occurs. (b) Any adverse effects on buildings either on-site or on surrounding properties and subsequent effects on health and safety and amenity values of the surrounding environment.
21.1.10.15	Signs	(a) The extent to which the location, size, type and content of the sign has adverse effects on the locality by contributing to visual clutter or detracting from the existing character of an area. (b) The extent to which the proposed sign visually integrates into the surrounding environment taking into account the materials used, the colour and design of the sign, associated support structures and the scale and nature of landscaping. (c) The extent to which the location, size, type and content of the sign or signs would create a potential traffic hazard and adversely compromise traffic safety by distracting drivers. (d) The extent to which the new sign results in a number of other existing signs being removed from the site.
21.1.10.16	Temporary construction buildings	(a) The visibility of temporary buildings from the street and adjoining or adjacent sites.
21.1.10.17	Temporary events	(a) Mitigation measure proposed to address the potential visual effects of the activity, and their likelihood of success. (b) Duration, frequency and scale of event proposed and the potential noise effects on adjacent properties and their use. (c) Mitigation measures proposed to address the potential traffic effects of the activity, and their likelihood of success.
21.1.10.18	Scheduled engine testing that exceeds the standard in Rule 10.4.2.16 by up to 5dBA	(a) The extent to which the adverse night time acoustic effects inside affected dwellings (for example, sleep disturbance) of unscheduled engine testing are appropriately mitigated.

Airport Business Zone (Titanium Park) Assessment Criteria		
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.10.19	Noise sensitive activities	<p>(a) For any activity listed in Rule 10.4.2.19:</p> <p>(i) The potential for reverse sensitivity effects to arise from the proposed activity in relation to airport activities, given the size, scale and location of the proposed activity and having regard to any cumulative effects; and</p> <p>(ii) Any proposed remedial measures to avoid, remedy or mitigate potential conflict with the safe and efficient operation of the Airport; and</p> <p>(iii) The outcomes of any consultation with the operators and any users of the Airport.</p>
21.1.10.20	Vehicle access to sites	<p>(a) Consent to the provision of a vehicle crossing less than 6m wide but no less than 3.6m wide excluding splays and the kerb may be granted where it is impractical to provide a wider crossing, where crossings are for one-way traffic or where the number of vehicle movements through the crossing is likely to be no more than 20 per day.</p> <p>(b) Consent may be granted for a site which has frontage to a road for one crossing additional to the crossing or crossings permitted by Rule 10.4.2.10 providing this would not compromise traffic safety or the functioning of the roading system.</p> <p>(c) Where a site is at an intersection, consent may be granted for two vehicle crossings on one frontage where the length of frontage is not less than 50m provided there shall be no crossing on the other frontage.</p> <p>(d) Consent may be granted for crossings with the nearest part of the crossing between 8m and 15m from an intersection where this would not compromise traffic safety or the function of Primary Roads.</p> <p>(e) Consent may be granted for service stations and other 'drive-in' activities for a vehicle crossing or a crossing greater than 7.5m wide excluding splays and the kerb where this would not compromise traffic safety or the functioning of roads.</p>

21.1.11 St Peters School Zone

St Peters School Zone Assessment Criteria		
Restricted Discretionary Activities		
21.1.11.1	Height	<p>(a) The visual effect of any non-compliance on the rural character of the area particularly when viewed from a road and adjoining properties.</p> <p>(b) The potential visual impact of buildings exceeding the normal height limits.</p> <p>(c) The degree to which there is an overshadowing effect and loss of sunlight or amenity on adjacent or adjoining sites.</p>

St Peters School Zone Assessment Criteria		
21.1.11.2	Car parking	<p>(a) The ability of temporary traffic management measures to avoid, remedy or mitigate potential traffic effects on the roading network and properties in the vicinity.</p> <p>(b) The extent to which the safety and efficiency of Hamilton Road (former State Highway 1) might be adversely affected.</p>
21.1.11.3	Temporary events	<p>(a) The extent to which any effects relating to parking on the site can be adequately managed.</p> <p>(b) Duration, frequency and scale of event proposed and the potential noise effects on adjacent properties and their use.</p> <p>(c) Mitigation measure proposed to address the potential visual effects of the activity, and their likelihood of success.</p>
21.1.11.4	Vibration	<p>(a) The time and frequency that the activity occurs.</p> <p>(b) The duration of vibration continuance.</p> <p>(c) Any adverse effects on buildings either on-site or on surrounding properties, any special characteristics of the vibration, and subsequent effects on health and safety and on the amenity values of the surrounding environment.</p>
21.1.11.5	Construction noise	<p>(a) The time and duration that the activity occurs.</p> <p>(b) Any adverse effects on buildings either on-site or on surrounding properties and subsequent effects on health and safety and amenity values of the surrounding environment.</p>
21.1.11.6	Frost fans within the area outside the Core Campus Area	<p>(a) The proximity of the frost fans relative to dwellings.</p> <p>(b) The proposed height of fans and motors, speed and the number of blades on the fans.</p> <p>(c) How the operation (conditions triggering use) and management of the frost fan network will avoid or minimise potential effects on neighbouring properties.</p> <p>(d) Mitigation proposals to address potential noise and vibration effects.</p>
21.1.11.7	Solid and liquid waste	<p>(a) The location and siting of any proposed pits, ponding areas, tanks or buildings in relation to dwellings, marae buildings or adjoining properties.</p> <p>(b) The type of liquid, by-product, or solid waste proposed to be stored, spread and/or disposed of.</p> <p>(c) The measures to be adopted to avoid, remedy or mitigate potential effects on adjoining properties.</p> <p>(d) The likely effects on persons living and working in the locality from noise, odour, and nuisances such as vermin and flies.</p> <p>(e) The likely effects of the storage of the liquid, by-product or solid waste on the landscape characteristics and amenity of the area.</p>
21.1.11.8	Relocated buildings	<p>(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p>

St Peters School Zone Assessment Criteria		
		(d) The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.11.9	Minimum building setbacks from boundaries with the Rural Zone	(a) The degree to which there is a loss of privacy, daylight or sunlight in adjacent sites; and (b) The extent to which visual and aural privacy is considered; and (c) The extent to which the development effects the openness and character of the surrounding area; and (d) The impacts on the safe, efficient and effective provision of the transportation system; and (e) The extent to which access around the site is considered; and (f) The extent to which the activities affect the surrounding properties; and (g) The consideration of potential reverse sensitivity effects on adjoining rural activities.
21.1.11.10	Formation standards for permanent parking, loading and manoeuvring areas	(a) The ability to avoid, remedy or mitigate potential visual and amenity effects on the surrounding area. (b) The extent to which existing vegetation is retained or landscape planting is proposed to screen or soften visual effects, including provision for on-going maintenance of planting. (c) The extent of modification to the existing landform and the impact this will have on the character and amenity of the surrounding area. (d) The extent to which the proposal can avoid, remedy or mitigate the effects of dust nuisance. (e) The extent to which the activity has given regard to: <ul style="list-style-type: none"> (i) The type, frequency and timing of traffic; and (ii) The safety of road users, cyclists and pedestrians; and (iii) The need for forming or upgrading roads and pavements potentially affected by the activity. (f) The extent to which the proposal can provide for the safe and efficient disposal of surface stormwater.
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.11.11	Housing and keeping of pigs outside the Core Campus Area	(a) The size and scale of the proposed activity, and the proposed location of various activities within the site and in relation to residential activities on adjoining sites. (b) The adverse effects on character or amenity of neighbouring properties and the surrounding area. (c) The potential for adverse environmental and nuisance effects. (d) The likely effectiveness of any proposed mitigation methods to address potential adverse effects. (e) The prevailing wind where any reduction in yards relates to housing or keeping of animals.
21.1.11.12	Maximum building coverage over 0.6ha within the area outside the Core Campus Area	(a) The extent to which the building detracts from the purpose of the core campus area.

St Peters School Zone Assessment Criteria		
		<ul style="list-style-type: none"> (b) The likely visual prominence of the buildings and the effectiveness of any mitigation proposed. (c) The effect on the existing and future productive use of any high class soils. (d) The effects of any traffic likely to be generated by the potential uses of the building. (e) The effect on any identified landscape areas. (f) The effect of the location and scale of the building on cultural values of the site. (g) The effect on rural character including consideration of the existing landscape setting and the overall cumulative effects.
21.1.11.13	Solid and liquid waste within the area outside the Core Campus Area	<ul style="list-style-type: none"> (a) The location and siting of any proposed pits, ponding areas, tanks or buildings and any access roads in relation to dwelling or adjoining sites. (b) The means by which the liquid, by-product, or solid waste is to be transported to the holding and utilised in the holding. (c) The type of liquid, by-product, or solid waste proposed to be stored and/or disposed of. (d) The effect upon the soil of that holding or on any particular proposed crop on that holding of the spreading of that by-product in the quantity which is to be disposed of. (e) The measures to be adopted to avoid, remedy or mitigate potential effects on residential activities on the holding and adjoining properties. (f) The likely effects on persons living and working in the locality from noise, odour, traffic, and nuisances such as vermin and flies. (g) The likely effects of the storage of the liquid, by-product or solid waste on the landscape characteristics and amenity of the area.

21.1.12 Karāpiro and Arapuni Hydro Power Zone

Karāpiro and Arapuni Hydro Power Zone Assessment Criteria		
Controlled Activities		
21.1.12.1	Removal of more than 100m ² of indigenous vegetation per calendar year outside SNAs	<ul style="list-style-type: none"> (a) The location and extent of clearance and the extent to which the indigenous vegetation removal can be suitably mitigated with appropriate replanting. (b) The extent to which the removal of the vegetation will affect visual amenity values within the area.
21.1.12.2	Earthworks	<ul style="list-style-type: none"> (a) The extent to which the scale and location of earthworks detracts from the character of the landscape. (b) The extent to which the scale and location of earthworks affects cultural values. (c) The extent to which earthworks might compromise the stability of the surrounding areas and the potential for earthworks to maintain the existing landform profile and align to the contour. (d) The extent to which the cut and fill has been minimised and the final contours can be re-vegetated.

Karāpiro and Arapuni Hydro Power Zone Assessment Criteria		
		Note: Where earthworks are located in a cultural landscape, consultation is recommended with tāngata whenua prior to lodgement of the application, and the outcome of those discussions shall be lodged with the application.
21.1.12.3	New overhead and underground lines, operation, maintenance, upgrading and extension in length of lines conveying electricity and their support poles, at a voltage up to and including 110kV	<ul style="list-style-type: none"> (a) The extent to which the structures avoid visual clutter. (b) The extent to which there can be a reduction in the number of lines and/or the space between the lines. (c) The extent to which the height, location and colour of the structures and support structures is distinctly different than the surrounding landscape, taking into account the shape of structure and also its benefits in providing a utility service.
21.1.12.4	Removal of overhead and underground electrical lines	<ul style="list-style-type: none"> (a) The extent to which a replanting plan demonstrates that the land affected by the removal of the lines can be reinstated and rehabilitated.
Restricted Discretionary Activities		
21.1.12.5	Height and Buildings, including relocated buildings greater than 3m in height and/or 20m ²	<ul style="list-style-type: none"> (a) The extent to which the location of the building affects cultural values. (b) The extent to which the height and location of the building integrate the building into the landscape. (c) The extent to which the colour and materials of the building integrate the building into the landscape. (d) The extent to which the building has used low reflective glass and limited glazing to minimise reflectivity. <p>In addition for relocated buildings:</p> <ul style="list-style-type: none"> (e) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. (f) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. (g) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. (h) The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.12.6	Removal of more than 100m ² of indigenous vegetation per calendar year in SNAs	<ul style="list-style-type: none"> (a) The location and extent of clearance and the extent to which the indigenous vegetation removal can be suitably mitigated with appropriate replanting. (b) The extent to which the removal of vegetation will result in the loss of biodiversity. (c) The extent to which the removal of the vegetation will affect visual amenity values within the area.
21.1.12.7	Temporary construction buildings and demolition	<ul style="list-style-type: none"> (a) The extent to which the building or demolition will affect visual amenity values within the area. (b) The location and extent of building or demolition and the extent to which its effects can be suitably mitigated with appropriate site rehabilitation.
21.1.12.8	Colour of buildings	<ul style="list-style-type: none"> (a) The extent to which the colour and materials of the building minimise visual intrusion into the locality or any view or vista, and integrate the building into the landscape and nearby buildings and structures.

Karāpiro and Arapuni Hydro Power Zone Assessment Criteria		
		(b) The extent to which the building has used low reflective glass and limited glazing to minimise reflectivity.
21.1.11.9	Relocated buildings	<p>(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(d) The timeliness of the works taking into account the extent and nature of the proposed works.</p>
21.1.12.10	Security fencing	<p>(a) The extent to which landscape planting may minimise the extent to which security fencing visually intrudes on the locality or affects the amenity of neighbouring properties.</p> <p>(b) The extent to which the fencing visually intrudes on the locality or affects the amenity of neighbouring properties.</p> <p>(c) Additional height for buildings and other structures.</p> <p>(d) The extent to which there may be shading on adjoining activities.</p> <p>(e) The extent to which the ground level of the adjoining site is generally higher than the application site and an exception will not adversely affect the use of the adjoining site.</p> <p>(f) The visual effect of the non-compliance on the character of the street and the adjoining residential area.</p> <p>(g) The degree to which shading, loss of daylight, amenity value and privacy affect the adjoining properties.</p>
<p>Discretionary Activities Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</p>		
21.1.12.11	General	<p>(a) The extent of non-compliance with any rule.</p> <p>(b) The extent to which the works are necessary to protect and maintain the integrity of existing hydro electric power generation infrastructure and activities, including any potential risk to life and property, or to avoid, remedy or mitigate risks from natural hazards.</p> <p>(c) The extent to which any required technical, operation or locational requirements and/or limitations of the dam(s) result in non-compliance of any general or specific standards.</p> <p>(d) The compliance of an activity with any relevant National Environmental Standard.</p> <p>(e) The provision of any measures to avoid, remedy or mitigate significant additional adverse effects on the environment from the activity.</p> <p>(f) The benefits that arise from the hydro electric generation infrastructure and activities.</p>
21.1.12.12	Minimum building setbacks	(a) The extent to which the reduction in setback may adversely reduce the provision of daylight and sunlight into neighbouring buildings.

Karāpiro and Arapuni Hydro Power Zone Assessment Criteria		
		<p>(b) The extent to which the reduction in setback may adversely reduce visual and aural privacy.</p> <p>(c) The extent to which the reduction in setback may adversely reduce the general appearance/effect on the street scene.</p> <p>(d) The extent to which the reduction in setback may adversely reduce the safety efficiency of pedestrian, cyclists and traffic flow.</p> <p>(e) The extent to which the reduction in setback may adversely reduce access about the site.</p>
21.1.12.13	Height	<p>(a) The extent to which the additional height for buildings and other structures visually intrudes on the locality or affects the amenity of neighbouring properties.</p> <p>(b) The extent to which there may be shading on adjoining activities.</p> <p>(c) The extent to which the ground level of the adjoining site is generally higher than the application site and an exception will not adversely affect the use of the adjoining site.</p> <p>(d) The visual effect of the non-compliance on the character of the street and the adjoining residential area.</p> <p>(e) The degree to which shading, loss of daylight, amenity value and privacy affect the adjoining properties.</p>

21.1.13 **Marae Development Zone**

Marae Development Zone Assessment Criteria		
	Restricted Discretionary Activities	
21.1.13.1	Relocated buildings	<p>(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(d) The timeliness of the works taking into account the extent and nature of the proposed works.</p>
21.1.13.2	Minimum building setback from internal site boundaries	<p>(a) The extent to which the development provides for the visual and aural privacy of occupants and neighbours.</p> <p>(b) The degree to which there is a loss of privacy, daylight, sunlight or outlook in adjacent sites.</p> <p>(c) The effect of the building on the character of the site and any adjoining zone.</p> <p>(d) Whether the proposed activity will have reverse sensitivity effects on adjacent activities or zones.</p>
21.1.13.3	Height	<p>(a) Visual effects including bulk, scale and location of buildings.</p> <p>(b) Effects on the character of the surrounding area.</p> <p>(c) Effects on surrounding properties, including loss of daylight, privacy, noise from activities and general amenity issues.</p>

Marae Development Zone Assessment Criteria		
21.1.13.4	Daylight control	<ul style="list-style-type: none"> (a) The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites. (b) Whether there are any alternative locations for the building that would have a lesser degree of effect on adjacent properties. (c) The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.
21.1.13.5	Vibration	<ul style="list-style-type: none"> (a) The time and frequency that the activity occurs, the duration of vibration continuance. (b) Any adverse effects on buildings either on-site or on surrounding properties. (c) Any special characteristics of the vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.13.6	Construction noise	<ul style="list-style-type: none"> (a) The time and frequency that the activity occurs, the duration of noise continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.13.7	Noise: temporary military training activities	<ul style="list-style-type: none"> (a) The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects.

21.1.14 **Deferred Zones**

Deferred Zones Assessment Criteria		
<p>Discretionary Activities</p> <p><i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.14.1	Structure plans for an entire Deferred Zone area identified on the Planning Maps	<p>The application of the assessment criteria to any application for a structure plan will depend on the anticipated land use, by way of example the infrastructure needs for the Large Lot Residential Zone are different than those for a Residential Zone. The criteria below are therefore a guide to the matters to be considered.</p> <ul style="list-style-type: none"> (a) The extent to which the structure plan and/or its staging is consistent with the programmed growth allocation and/or staging in the Waipa District Growth Strategy and the Waikato Regional Policy Statement. If it is not consistent, then the extent to which the criteria for alternative land release has been met. (b) The extent to which the infrastructure needs for the site have been met and any network and/or capacity constraints have been addressed. (c) The extent to which the stormwater system for the site has taken into account a catchment management approach and provides for the anticipated level of service. Guidance on stormwater design is provided in the Regional Infrastructure Technical Specifications. (d) The extent to which the structure plan provides for multi-modal transport options, within the area as well as

Deferred Zones Assessment Criteria		
		<p>connections to routes, facilities and sites outside of the structure plan area.</p> <p>(e) The extent to which the structure plan provides for the key elements of character of the area in which it is located and provides for the valued characteristics of the area.</p> <p>(f) The extent to which the relationship of Māori with their ancestral lands, water sites, wāhi tapu, and other taonga has been recognised and provided for.</p> <p>(g) The extent to which the structure plan protects indigenous biodiversity of the area and/or heritage sites or features.</p> <p>(h) The extent to which the structure plan is consistent with the outcomes and principles contained in the relevant Waipa District Town Concept Plan.</p> <p>(i) The extent to which any risks associated with natural hazards or any geotechnical issues, contaminated sites, and or hazardous substance can be managed.</p> <p>(j) The extent to which the proposed land use will result in a reverse sensitivity effect and any proposals to mitigate that effect.</p>

21.1.15 **Infrastructure, Hazards, Development and Subdivision**

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
Controlled Activities		
21.1.15.1	Amendments to Flats Plan, Boundary Adjustments	<p>(a) The extent to which the proposal is an efficient use of the site.</p> <p>(b) The extent to which the proposal affects archaeological or cultural sites.</p> <p>(c) The extent to which the proposal has taken sufficient account of potential effects, including potential reverse sensitivity effects, on adjacent sites, adjacent activities, or the wider receiving environment.</p> <p>(d) The extent to which the proposal complies with the original conditions of consent.</p>
21.1.15.2	Subdivision where only front lots are created in the Airport Business Zone	<p>(a) The extent to which the proposal complies with the standards in the Airport Business Zone Structure Plan.</p>
21.1.15.3	<p>Development and subdivision in accordance with an approved comprehensive development plan for:</p> <ul style="list-style-type: none"> ▪ Titanium Park - Northern Precinct; or ▪ Industrial Zone (Raynes Road); or ▪ Mystery Creek Agri-Activities Overlay area 	<p>Development and subdivision that implements the provisions of any approved comprehensive development plan including:</p> <p>(a) Compliance with the site layout shown in the comprehensive development plan, including the positioning of any proposed roads and location of services; and</p> <p>(b) Compliance with any staging requirements identified in the comprehensive development Plan in relation to infrastructure or service provision; and</p> <p>(c) Construction of any proposed roads or services to comply with the requirements of the Regional Infrastructure Technical Specifications; and</p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<p>(d) Compliance with the standard of amenity described in the comprehensive development plan including any site or area specific design guidelines, block layouts and landscaping; and</p> <p>(e) Compliance with provisions set out in the comprehensive development plan in respect of the operation of Hamilton Airport and its associated infrastructure.</p>
Restricted Discretionary Activities		
21.1.15.4	<p>Subdivision which complies with the performance standards of Part A</p> <p>OR</p> <p>Part A and Part C for 7 or more lots</p>	<p>(a) The extent to which the site is suitable for the proposed subdivision.</p> <p>(b) The extent to which the proposal provides appropriate infrastructure and servicing.</p> <p>(c) The extent to which the proposal achieves suitable access and manoeuvring for all lots.</p> <p>(d) The extent to which low impact design methodology has been utilised throughout the subdivision.</p> <p>(e) The extent to which the proposal has taken sufficient account of proximity to the dairy manufacturing sites.</p> <p>(f) The extent to which the proposal has taken sufficient account of proximity to rural industry, mineral extraction activities and intensive farming.</p> <p>(g) The extent to which the proposal has taken sufficient account of proximity to effluent tanks, ponds and storage facilities.</p> <p>(h) In the Rural Zone, the extent to which the proposal is designed to integrate with the on-going productive use of the land.</p> <p>(i) The extent to which the site is provided with suitable connectivity via pedestrian and cycleway linkages to the nearest reserves, employment areas, shopping centres, schools and community facilities. Provided that the Rural Zone is exempt from this criteria.</p> <p>(j) In the landscape overlays, the extent to which the building platform provides for a building that complies with the building location requirements of Section 25 - Landscapes and Viewshafts and Assessment Criteria 21.1.25.</p> <p>(k) In the landscape overlays, the extent to which the development complies with the building location requirements of Section 25 - Landscapes and Viewshafts and Assessment Criteria 21.1.25.6.</p> <p>(l) The extent to which the subdivision may effect the surroundings of a listed heritage item.</p> <p>(m) The extent to which the subdivision design avoids, remedies or mitigates conflicts with existing lines, for example through the location and design of roads, reserves, landscaping and building platforms.</p> <p>(n) The ability for maintenance and inspection of transmission lines, including ensuring physical access.</p> <p>(o) The extent to which the design and development will minimise the risk or injury and/or property damage from such lines.</p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<p>(p) The ability to provide a complying building (platform).</p> <p>(q) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).</p> <p>(r) Relevant technical advice provided by the affected utility operator.</p> <p>(s) The extent to which the development will affect the archaeological resource of the District.</p> <p>(t) The extent to which the proposed development and/or subdivision is consistent with the development patterns, infrastructure requirements, design standards and other requirements of an approved structure plan or development plan.</p> <p>(u) In the Character Cluster Areas and Character Precinct Areas, the extent to which the Design Guidelines (Appendix DG1 – DG6) have been applied.</p> <p>(v) For Comprehensive Residential Subdivision within the C1 and C2/C3 Structure Plan areas, the extent to which the proposed subdivision and future staging achieves the following outcomes:</p> <p style="padding-left: 20px;">(i) A logical distribution of densities taking into account access to surrounding land use, including existing and future residential densities and amenities such as open space, schools and neighbourhood and local centres.</p> <p style="padding-left: 20px;">(ii) Appropriate graduation between densities, including regularity in densities along streets (i.e. to achieve consistency in character outcomes).</p> <p style="padding-left: 20px;">(iii) Assurance that the proposed densities will be achieved, through appropriate conditions of consent and any appropriate other methods.</p>
21.1.15.5	Subdivision of existing dwellings, constructed prior to 31 May 2012	<p>(a) The extent to which the existing dwelling will be serviced with its own infrastructure connections, rather than sharing connections.</p> <p>(b) The extent to which the existing dwelling will be serviced with appropriate parking (excluding consideration of the number of parking spaces for cars) and manoeuvring on site.</p> <p>(c) The extent to which the subdivision design avoids, remedies or mitigates conflicts with existing lines, for example through the location and design of roads, reserves, landscaping and building platforms.</p> <p>(d) The ability for maintenance and inspection of transmission lines, including ensuring physical access.</p> <p>(e) The extent to which the design and development will minimise the risk or injury and/or property damage from such lines.</p> <p>(f) The ability to provide a complying building (platform).</p> <p>(g) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).</p> <p>(h) Relevant technical advice provided by the affected utility operator.</p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
21.1.15.6	Lots for Network Utilities (excluding roads)	<ul style="list-style-type: none"> (a) The proposed new lot being of a configuration to accommodate the intended activity. (b) The location of the lot and its impacts on the amenity values of the locality, and the pattern of subdivision and design of the surrounding area. (c) The extent to which the balance area of the subdivision complies with the relevant subdivision standards for the zone in which it is located.
21.1.15.7	Subdivision in any area of High Value Amenity, Significant or Other Landscapes or within a Significant Natural Area, identified within the Planning Maps	<ul style="list-style-type: none"> (a) In the landscape overlays, the extent to which the building platform for each of the resultant lots provides for a building that complies with the building location requirements of Rule 25.4.1.1(d) and Assessment Criteria 21.1.25.8. (b) In the landscape overlays, the extent to which earthworks required for the subdivision complies with the earthworks requirements of Rule 25.4.1.1(u) and (v) and Assessment Criteria 21.1.25.6. (c) Whether the subdivision layout has taken sufficient account of the topography of the site and surrounding land, through providing for house sites and the provision of access and services to the site that will, when built on, minimize the visual impact of buildings and the access (both individually and cumulatively) on the landscape values of the locality. (d) Whether consequential features of the subdivision including the intended location of residential activities and dwellings, design and location of access, stormwater and wastewater management, overhead service lines, the planting of trees and shrubs and earthworks, avoids, remedies or mitigates any adverse effect on identified significant natural areas, and the landscape values of the site and the locality. (e) Whether the lots created will be able to adequately accommodate onsite services for the disposal of stormwater and wastewater and other utilities such as power and phone without excessive earthworks or removal of indigenous vegetation and whether any restrictions on the scale, nature and location of the earthworks and disposal of excess material may detract from or help maintain the landscape values of the locality. (f) The extent to which the subdivision design avoids, remedies or mitigates conflicts with existing lines, for example through the location and design of roads, reserves, landscaping and building platforms. (g) The ability for maintenance and inspection of transmission lines, including ensuring physical access. (h) The extent to which the design and development will minimise the risk or injury and/or property damage from such lines. (i) The ability to provide a complying building (platform). (j) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		(k) Relevant technical advice provided by the affected utility operator.
21.1.15.8	Comprehensive Development Plan for Titanium Park - Northern Precinct	<p>The extent to which the Comprehensive Development Plan provides for the following matters:</p> <p>(a) Proposed measures, including design, implementation and funding arrangements to mitigate traffic effects on Raynes Road and the State Highway network between State Highway 1/State Highway 21 Intersection and State Highway 3/Normandy Avenue Intersection, with particular reference to the following intersections, having regard to the need to integrate with proposed changes to the network arising from the Southern Links Project:</p> <ul style="list-style-type: none"> (i) SH3/Raynes Road; and (ii) SH21/Raynes Road; and (iii) SH3/Collins Road; and (iv) SH3/SH21; and (v) SH3/Normandy Avenue. <p>(b) Provision for all development and subdivision to obtain access from internal roads, with no direct individual access to Raynes Road, Middle Road or Narrows Road.</p> <p>(c) Arrangements to ensure the provision of appropriate water supply, wastewater treatment and disposal and stormwater management to the entirety of the Northern Precinct, including funding (private and/or public).</p> <p>(d) Arrangements to ensure the provision of water supply to the entirety of the Northern Precinct for fire-fighting purposes.</p> <p>(e) The design and construction of infrastructure to appropriate standards.</p> <p>(f) Proposals to ensure that all land use activities, associated structures and landscaping measures will comply with the District Plan height requirements relating to Hamilton Airport and related infrastructure.</p> <p>(g) Proposals for landscaping and planting to ensure an attractive landscaped frontage to Raynes Road and Middle Road and to visually define the Western boundary of the site.</p> <p>(h) The New Zealand Transport Agency shall be considered an affected party for any resource consent under this rule.</p> <p>Note: Standards relating to fire-fighting water supplies are set out in the NZ Fire Service Code of Practice for Fire Fighting Water Supplies (NZS PAS 4509:2008) (or any subsequent amendment).</p> <p>Note: Standards relating to the design and construction of infrastructure are set out in the Regional Infrastructure Technical Specifications.</p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
21.1.15.9	Comprehensive Development Plan for Industrial Zone (Raynes Road)	<p>The extent to which the Comprehensive Development Plan provides for the following matters:</p> <p>(a) Proposed measures, including design, implementation and funding arrangements to mitigate traffic effects on Raynes Road and the State Highway network between State Highway 1/State Highway 21 Intersection and State Highway 3/Normandy Avenue Intersection, with particular reference to the following intersections, having regard to the need to integrate with proposed changes to the network arising from the Southern Links Project:</p> <ul style="list-style-type: none"> (i) SH3/Raynes Road; and (ii) SH21/Raynes Road; and (iii) SH3/Collins Road; and (iv) SH3/SH21; and (v) SH3/Normandy Avenue. <p>(b) Provision for all development and subdivision to obtain access from internal roads, with no direct individual access to Raynes Road/Airport Road, and for restricted access from the area to the transportation network.</p> <p>(c) Arrangements to ensure the provision of appropriate water supply, wastewater treatment and disposal and stormwater management to the entirety of the area, including funding (private and/or public).</p> <p>(d) Arrangements to ensure the provision of water supply to the entirety of the area for fire-fighting purposes.</p> <p>(e) The design and construction of infrastructure to appropriate standards.</p> <p>(f) Provisions to ensure that within the Runway Protection Area, the following activities are avoided:</p> <ul style="list-style-type: none"> (i) The release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and (ii) The concentration of dangerous substances which might pose a risk of explosion or fire; and (iii) The potential for light beams or reflective glare which could interfere with pilot vision; and (iv) The production of radio or electrical interference that could affect aircraft communications or navigation equipment; and (v) Landscaping design and other activities that could attract significant bird numbers; and (vi) Activities which attract large numbers of people. <p>(g) Proposals to ensure that all land use activities, associated structures and landscaping measures will comply with the District Plan height requirements relating to Hamilton Airport and related infrastructure.</p> <p>(h) Proposals for landscaping and planting to ensure an attractive landscaped frontage to Raynes Road and Airport Road.</p>

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		<p>(i) The New Zealand Transport Agency and the operator of Hamilton International Airport shall be considered affected parties for any resource consent under this rule.</p> <p>Note: Standards relating to fire fighting water supplies are set out in the NZ Fire Service Code of Practice for Fire Fighting Water Supplies (NZS PAS 4509:2008)(or any subsequent amendment).</p> <p>Note: Standards relating to the design and construction of infrastructure are set out in the Regional Infrastructure Technical Specifications.</p>
21.1.15.10	Comprehensive Development Plan for Mystery Creek Agri-Activities Overlay area	<p>The extent to which the comprehensive development plan provides for the following matters:</p> <p>(a) The safe, efficient and effective provision of the transportation system, including, but not limited to:</p> <ul style="list-style-type: none"> (i) Impacts on the road network and the effective operation of the road hierarchy; and (ii) Infrastructure provision, including works needed to maintain safety, efficiency and effectiveness of the transportation system; and (iii) Timing, staging and funding of development; and (iv) The design and location of the access onto the State Highway. <p>(b) Provision of appropriate water supply, wastewater treatment and disposal of stormwater management for the Overlay area, including funding (private and/or public).</p> <p>(c) Provision of water supply for the Overlay area for fire-fighting purposes.</p> <p>(d) The design of (public and/or private) infrastructure to appropriate standards.</p> <p>(e) Proposals to ensure that all land use activities, associated structures and landscaping measures will comply with the District Plan height requirements relating to Hamilton Airport and related infrastructure.</p> <p>(f) The provision of open space and low density development within the proposed precinct.</p> <p>(g) Landscaping and amenity planting.</p> <p>(h) The New Zealand Transport Agency shall be considered as an affected party for any resource consent for a Comprehensive Development Plan.</p> <p>(i) The scale and location of buildings.</p>
21.1.15.11	Subdivision within the Houchens Road Large Lot Residential Area	<p>(a) The extent to which the subdivision design and layout takes account of topography, provision of access and services including water supply, on site wastewater disposal, and utility services, while maintaining amenity values for future residents.</p> <p>(b) Extent and nature of traffic and roading effects arising from the proposal and any mitigation measures to be employed.</p> <p>(c) Extent to which the stormwater management system addresses potential hydrological effects, including consideration of low impact design.</p>

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		<p>(d) Extent to which sites are suitable for dwellings including consideration of natural hazards, physical conditions and constraints in the area.</p> <p>(e) The extent to which the subdivision is in accordance with the Landscape Concept Plan contained as part of the Houchens Road Structure Plan, including provision of Reserves.</p> <p>(f) The extent to which the subdivision is in accordance with the Houchens Road Structure Plan and does not frustrate future development of any part of the Houchens Road Large Lot Residential Zone.</p>
21.1.15.12	Design and layout of development and subdivision adjoining water bodies and reserves	<p>(a) The extent to which the overall lot layout provides sufficient opportunities for passive surveillance of the reserve(s); particularly in respect of areas which are identified for active recreation (i.e. walkways or playgrounds).</p> <p>(b) Appropriateness of mitigation measures proposed, including whether the design and height of fences or the type and height of landscape planting enables passive surveillance of the reserve(s), particularly in respect of areas which are identified for active recreation (i.e. walkways or playgrounds).</p>
21.1.15.13	Location and design of reserves	<p>(a) The extent to which the development or subdivision provides suitable connectivity to the reserve(s) via walking and cycling access to and within the reserve(s), particularly in respect of areas which are identified for active recreation (i.e. walkways or playgrounds).</p> <p>(b) Whether the reserve(s) are designed and located to ensure there are clear sight lines into all areas of reserves from roads or dwellings (i.e. retain an open character), and are directly accessible by a road to ensure access and passive surveillance, particularly in respect of areas which are identified for active recreation (i.e. walkways or playgrounds).</p> <p>(c) Where an area of reserve is not bounded by a road; the extent to which adequate provision has been provided for within the development or subdivision for access to the reserve(s) via walkways (including within the reserves) which are linked to appropriate car parking areas; and whether suitable passive surveillance from lots adjoining the reserve is provided for, particularly in respect of areas which are identified for active recreation (i.e. walkways or playgrounds).</p> <p>(d) Whether adequate on-street car parking has been provided within the entire Houchens Road Structure Plan Area to enable access to the reserve(s), particularly in respect of areas which are identified for active recreation (i.e. walkways or playgrounds).</p> <p>(e) The extent to which the provision of reserves is in general accordance with the Houchens Road Large Lot Residential Structure Plan.</p>

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Discretionary Activities

Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities

<p>21.1.15.14</p>	<p>Sustainable design and layout principles will apply to all development and subdivision within the urban limits, and all areas that are subject to a structure plan</p>	<p>(a) Connectivity and transport networks. The design and layout of developments and subdivision shall achieve the following principles:</p> <ul style="list-style-type: none"> (i) Connectivity and sustainable transport; and (ii) Use of a street layout that seeks to maximise connectivity and minimise travel times; and (iii) Road and accessway designs that are safe and reflect the key existing characteristics of places, such as road widths, vistas, berm widths and trees; and (iv) Provision for road connections to existing areas of development and future growth areas that support the road hierarchy; and (v) Provision for pedestrian and cycle routes and links within developments and to existing and future growth areas; and (vi) Existing transport networks at the time of upgrade are retrofitted with cycling and walking opportunities; and (vii) Provision for future bus routes and stops; and (viii) Provision of pedestrian and cycle and routes with links to the Waikato and Waipā Rivers; and (ix) Footpaths shall be given priority over driveways in street design. This is to be achieved by maintaining the continuity of the footpath paving material across driveways. <p>(b) Safe places and neighbourhoods:</p> <ul style="list-style-type: none"> (i) Passive supervision of parking areas and public spaces such as reserves and walkways; and (ii) Reserve areas with street frontages; and (iii) Block and lot layouts that ensure most future dwellings have street frontage; and (iv) Safe and accessible routes to schools, shops, and community facilities that are attractive and safe; and (v) Consideration of lighting and how it affects safety; and (vi) Building designs which provide for easily identifiable access and egress points. <p>(c) Sustainable use of resources:</p> <ul style="list-style-type: none"> (i) Infrastructure systems and networks that have regard to the sustainability of the 'life cycle' of the utility including materials selection, ongoing energy and maintenance costs and renewal cycles; and (ii) Sustainable drainage strategies including minimising impermeable surfaces, soak pits, swales, retention ponds; and
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		<ul style="list-style-type: none"> (iii) Water conservation methods such as rain harvesting/water tanks; and (iv) Sustainable use of the resource and compliance with statutory (consent) limitations and supply restriction of the asset owner; and (v) That development is not planned in 'Ribbon' or residential cluster development or in a stretched manner restricting infrastructure availability; and (vi) Retention of natural landforms by minimising earthworks. <p>(d) Energy efficient living:</p> <ul style="list-style-type: none"> (i) Sites that are orientated to maximise passive solar gain from the north; and (ii) Provision for local and neighbour centres; and (iii) A mix of housing densities including compact and low density; and (iv) Average walking time of 5-10 minutes to local amenities, including shops, kindergartens and as far as achievable primary schools. <p>(e) Open space:</p> <ul style="list-style-type: none"> (i) Protection of natural water bodies, existing areas of significant vegetation including mature trees; and (ii) Maintaining vistas to existing natural landforms; and (iii) Reinforcement of the ecological corridors identified on the Planning Maps; and (iv) A range of reserve sizes which are highly accessible and have street frontages. <p>(f) Development that maintains or enhances character and amenity:</p> <ul style="list-style-type: none"> (i) Implements the Town Concept Plans 2010; and (ii) Avoids reverse sensitivity effects; and (iii) In the Character Cluster Areas and Character Precinct Areas, the extent to which the Design Guidelines (Appendix DG1 – DG6) have been applied.
21.1.15.15	Site and surrounding area analysis/constraints assessment	<ul style="list-style-type: none"> (a) The extent to which the development and subdivision is designed to integrate with development and subdivision on surrounding sites, and work with the natural features of the land and local climatic conditions. (b) In the Rural Zone, the extent to which the development and subdivision is designed to integrate with the on-going productive use of the land. (c) In the landscape overlays, the extent to which the building platform provides for a building that complies with the building location requirements of Section 25 - Landscapes and Viewshafts and Assessment Criteria 21.1.25.

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21.1.15.16	Site suitability-general/ flooding /geotech	<ul style="list-style-type: none"> (a) The extent to which the proposal has given consideration to the known effects of climate change. (b) The extent to which the proposal provides for the management of stormwater, including detentions and easements. (c) The extent to which the site will not be adversely affected by secondary flow paths. (d) The extent to which the design and layout of subdivision and development on land subject to the hazard has: <ul style="list-style-type: none"> (i) Avoided hazards; and (ii) Avoided the potential for future damage to public or private property or infrastructure or risk to life resulting from any hazard event; and (iii) A report, prepared by a qualified and experienced specialist in the hazard anticipated on the site, that supports the design and layout of the subdivision or development; and (iv) Given regard to the potential risk and/or vulnerability of lifeline access and infrastructure assets; and (v) Accounted for the geotechnical constraints that may exist on the site such as uncontrolled fill, peat soils, other unconsolidated material, past quarrying activity, visible natural springs, ponding areas, natural ground subsidence or sinkholes, evidence of land slip escarpments, wetlands or swamp areas; and (vi) Ensures that within the subject site, any point of natural ground level that is below the highest point of the carriageway on the adjacent public road, has full regard to any hazard; and (vii) The extent to which the proposal has given regard to the land being physically suited to the proposed development, having considered topography, stability of the land, proximity to water bodies and the possibility of inundation from flooding and the extent to which the proposal includes setbacks from unstable land or water bodies. (e) The extent to which the proposal has taken sufficient account of proximity to the dairy manufacturing sites. (f) The extent to which the proposal has taken sufficient account of proximity to rural industry, mineral extraction activities and intensive farming. (g) The extent to which the proposal has taken sufficient account of proximity to effluent tanks, ponds and storage facilities. (h) Within the Cambridge Structure Plan C1 and C2/C3 Growth Cell areas, the extent to which a liquefaction and seismic assessment in accordance with good practice and national guidance has been undertaken by a suitably qualified geo-professional and whether techniques proposed for mitigation of the effects of any liquefaction or seismic

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		<p>vulnerability identified are appropriate, including but not limited to:</p> <ul style="list-style-type: none"> (i) The extent to which the siting and layout of the proposal is appropriate, including the proposed location of building platforms and other infrastructure in relation to the liquefaction or seismic hazard identified. (ii) Provision for ground-strengthening, enhanced foundation design, and provision of resilient services within areas of liquefaction vulnerability, in particular in proximity to swales and other slopes. (iii) Setbacks of development in relation to any swale, waterway or waterbody, or sloped ground to mitigate identified liquefaction or other seismic hazard. (iv) Any combination of the above methods. <p>(i) Within the Cambridge Structure Plan C3 Growth Cell area, the extent to which a slope stability assessment has been undertaken by a suitably qualified geo-professional where subdivision is proposed adjacent to the Waikato River, terrace escarpments or ground sloping, and whether techniques proposed for mitigation of the effects of any instability are appropriate, including but not limited to:</p> <ul style="list-style-type: none"> (i) Setbacks of development in relation to slopes or river banks to avoid areas at risk of slope instability as assessed in accordance with good engineering practice. (ii) Appropriately controlling stormwater discharges in proximity to slopes. (iii) Slope stabilisation measures where development is proposed within areas assessed to be at risk of slope instability. (iv) Provision of vehicle access to the toe and crest of slopes assessed to be at risk of slope instability to allow for inspection and maintenance by Council. (v) Any combination of the above methods.
21.1.15.17	Infrastructure servicing: general	<p>(a) Where infrastructure services are to be provided, either as a new service or by connection to an existing service, the extent to which the following matters have been given regard:</p> <ul style="list-style-type: none"> (i) Whether infrastructure and network utility services are provided in accordance with the provisions of Section 15 including whether the existing utility services have the capacity to accommodate the proposed development; and (ii) The extent to which the subdivision layout and design provides for the requirements of both the strategic infrastructure network and local infrastructure connections; and (iii) The ability of the network utility provider to effectively and efficiently provide the required service to the entire site or future development.

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		<p>Where the service cannot be provided to the entire site or future development the application will be declined; and</p> <p>(iv) The location of the infrastructure and network utility services whether within the road reserve or otherwise on the site; and</p> <p>(iv) Where infrastructure services are to vest in the ownership of the network services operator regard shall be given to the design life of the service, the whole-of-life cost including operation and maintenance of the service. In general, new connections to infrastructure services shall be undertaken by the service provider or their authorised contractor; and</p> <p>(v) The sustainable management of the resource provided by the infrastructure service e.g. through the use of Low Impact Design standards for stormwater, and for water provision the minimum leakage of water from the water network or connections, and any other water conservation measures; and</p> <p>(vi) The extent to which the design of all infrastructure has anticipated the effects of climate change.</p> <p>Note: The Regional Infrastructure Technical Specifications contains guidance regarding the rainfall intensities levels that have been adopted by Council relating to climate change.</p>
21.1.15.18	Infrastructure servicing: water supply and reticulation	<p>(a) The extent to which the provision and location of water for fire fighting will meet the estimated demand.</p> <p>(b) The extent to which a water supply is available to service the needs of the development and/or subdivision, being a connection to a reticulated supply within the urban limits and an independent water supply in rural locations.</p> <p>(c) The extent to which the connections are located in the berm adjacent to the development site and free of tree plantings.</p> <p>(d) The extent to which the location of the connection can be easily accessed at the lot boundary for maintenance, including maintenance of water meters.</p>
21.1.15.19	Infrastructure servicing: wastewater reticulation and wastewater disposal system	<p>(a) The extent to which the design of the wastewater disposal facility will ensure the service will meet public health standards, eliminate ingress of storm and ground water, and avoids the occurrence of the system surcharging or overflowing.</p> <p>(b) The ability of the proposed system to allow the discharge of wastewater in a sustainable and environmentally acceptable manner, including whether the necessary discharge consents have been applied for or granted.</p> <p>(c) Where onsite disposal of wastewater effluent is required from existing and potential developments, whether the land is suitable for the on-site disposal without overflowing onto neighbouring properties and that where required consents from the Waikato Regional Council have been granted.</p>

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21.1.15.20	Infrastructure servicing: stormwater and land drainage	<p>(a) The extent to which the design (including design life) and construction of stormwater reticulation, treatment and disposal facilities will ensure:</p> <ul style="list-style-type: none"> (i) The adequate provision of the service to dispose of the expected quantities of stormwater over the design life of the facilities; and (ii) The adequate provision of the service to meet standards for public health; and (iii) Avoidance of adverse effects on the environment and the quality of the water bodies; and (iv) Provision for the separation of contaminants from stormwater runoff; and (v) The protection of property; and (vi) The utilisation of low impact design measures; and (vii) The extent to which the proposal provides for management of stormwater, including: <ul style="list-style-type: none"> ▪ detentions and easements, and avoids creating secondary flow paths that could cause adverse effects; and ▪ the collection and disposal of stormwater runoff from impermeable surfaces; and ▪ the location of any earthworks, building or building platforms in relation to the functioning of stormwater over land flow paths and ponding areas. <p>(b) The extent to which the design of low impact stormwater devices demonstrates how the devices will be maintained and function over the long term.</p> <p>(c) The extent to which development and subdivision layout and design includes stormwater management systems that utilize low impact design solutions for the transmission, storage treatment or disposal of stormwater and how the water will be treated prior to entering the stormwater or land drainage.</p>
21.1.15.(new)	Water supply for firefighting purposes where there is no, or restricted flow Council water supply	<p>(a) The extent of consistency with the New Zealand Fire Service Code of Practice.</p> <p>(b) The potential for spread of fire to other buildings or properties.</p> <p>(c) Whether other fire mitigation measures are proposed. [PC16]</p>
21.1.15.21	Infrastructure servicing: roading	<p>(a) The extent to which new roads (or existing roads that are being rebuilt as part of a subdivision or development), have provided the following:</p> <ul style="list-style-type: none"> (i) Safe and efficient provision of access to road users and adjacent properties in accordance with the function of the road as determined within the road hierarchy; and (ii) Consideration shall be given to the design speed of the road, the carriageway geometry, sight distances, physical land characteristics, adjacent land uses and safety; and

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		<ul style="list-style-type: none"> (iii) A street layout that demonstrates permeability through grid layout, and connectivity to adjoining roads and adjacent land; and (iv) A streetscape that achieves the design outcomes of this Plan, including the provision of space within the proposed road reserve for the safe and efficient provision of infrastructure services, street lighting, car parking, landscaping and street trees. (b) The incorporation of features that provide for increased safety and reduced vehicle speeds on local roads and within residential streets, in particular, the ability for emergency, service and delivery vehicles to turn at the head of cul-de-sacs within the carriageway. (c) The design of road pavement and choice of pavement material to ensure that the pavement is suited to the function of the road within the road hierarchy and that roads are constructed to an appropriate strength at a minimum whole-of-life cost to the community. Conditions requiring pavement testing and construction certification may be applied to resource consents. (d) The extent to which the size of the footpaths in any development and subdivision has been related to the proposed uses in the development and subdivision. (e) The provision of an appropriate pavement edge suited to the function and use of the road within the road hierarchy including control of stormwater runoff, consideration of surface materials used in adjoining roads, kerb crossings and differentiating between public use and private access and the suitability of the road design in terms of kerb design and crossing points for all access types. (f) The provision of appropriate road signage relating to the functioning of the road.
21.1.15.22	Road reserves and lots for network utilities	<ul style="list-style-type: none"> (a) Where land is to be vested as a reserve for a road, or is to be subdivided for a utility service without being part of a subdivision provided for as a restricted discretionary activity, then particular regard shall be given to: <ul style="list-style-type: none"> (i) The extent to which the balance area of the subdivision complies with the relevant subdivision standards for the zone in which it is located; and (ii) The proposed new lot or road reserve being of a configuration to accommodate the intended activity.
21.1.15.23	Easements	<ul style="list-style-type: none"> (a) Where roading, access, car parking area or infrastructure services have been required to serve any subdivision or development, the extent to which easements have been provided for the identification, protection, maintenance and operation of any public or private service, secondary overland flow path or ponding area. Conditions may include the granting of these easements at the applicant's expense.
21.1.15.24	Electricity, street lighting, telecommunications and gas and the design of street lights	<ul style="list-style-type: none"> (a) The design (including design life) and construction of electricity, street lighting, telecommunications and gas services to ensure the adequate provision of the service

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		to meet the level of service standards identified by the relevant service provider.
21.1.15.25	Lot frontage, shape factor and vehicle crossing	<p>(a) The extent to which the lots and or proposed development achieves the required shape factor, to accommodate buildings anticipated within the activity status rules and the rules for the relevant zone.</p> <p>(b) The extent to which the lots or development are able to be serviced with a vehicle crossing of the correct size, and in a location that allows safe vehicle entry and egress.</p>
21.1.15.26	Low impact design: energy efficiency	<p>(a) The extent to which the subdivision layout and design of the lots will allow future buildings to be positioned to take advantage of solar energy for heating and lighting and for buildings or parts of buildings to act as a windbreak from prevailing winds.</p> <p>(b) The extent to which development design for residential housing shall be located to ensure that outdoor living spaces will face north.</p> <p>(c) The extent to which, within the urban limits and Large Lot Residential Zones, the subdivision design and layout provides, as appropriate to the zoning, for walking, cycling, and public transport infrastructure, including linkages to adjacent and existing areas.</p> <p>(d) The extent to which, within the urban limits and Large Lot Residential Zones, subdivision providing for compact housing options, locates this housing where it will be adjoining or adjacent to reserve areas, and/or community and commercial facilities.</p> <p>(e) The extent to which the layout and design of the street network will:</p> <p style="margin-left: 20px;">(i) Achieve a street layout that will minimize walking and vehicle travel times; and</p> <p style="margin-left: 20px;">(ii) Maximize links to adjacent areas, and centres; and</p> <p style="margin-left: 20px;">(iii) Allows for the extension of the street layout into the future.</p> <p>Note: Also see criteria for location and design of new blocks and new roads.</p>
21.1.15.27	Design and layout: general	<p>(a) The extent to which each new boundary is practically and appropriately located taking into account the following factors:</p> <p style="margin-left: 20px;">(i) The location of existing or proposed buildings, roads, fence lines, drains, shelter belts/hedges, Protected Trees, the topography of the landform, areas of vegetation, wetlands, streams, rivers, internal roading, footpaths and cycleways, heritage, the retention of cultural and/or archaeological sites within one title, cultural landscapes, and other physical features, as identified in the site and surrounding area analysis; and</p> <p style="margin-left: 20px;">(ii) The operational characteristics of the existing planned activities on the site including the potential for reverse sensitivity effects on adjacent activities; land use activity within the subdivision,</p>

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		<p>capacity to accommodate permitted activities without adversely affecting any Protected Trees, and the ability to mitigate those effects through the design, shape or development of the subdivision or subsequent development.</p> <p>(b) In the Residential Zone, where any subdivision involves the division of an infill housing or compact housing residential development into separate lots for each household unit then the size, shape and arrangement of the unit site areas, shall be in accordance with any approved land use consent and site approved development plan and shall be such as to adequately accommodate:</p> <ul style="list-style-type: none"> (i) Outdoor living areas; and (ii) Access, manoeuvring and parking of vehicles; and (iii) Provision for ensuring the convenience and privacy of the occupants; and (iv) Provision of infrastructure services. <p>(c) In the Residential Zone, where any subdivision involves dividing an apartment building into separate allotments for each dwelling the configuration of the development shall be such that the individual dwellings can be held in separate ownerships and the size, shape and arrangement of such allotments and provision for access thereto shall be such as to:</p> <ul style="list-style-type: none"> (i) Adequately provide for the convenience, privacy and leisure needs of the occupants; and (ii) Make appropriate provision for vehicles including the allocation of car parks for each unit; and (iii) Provide and allocate ownership or responsibility for the part of the lot not built upon; and (iv) Provide and allocate ownership and responsibility for the provision of infrastructure services. <p>(d) The effects of any proposed impermeable surfaces on the health and viability of any protected tree, including soil aeration and hydrological balance.</p> <p>(e) The mitigation methods proposed to ensure the values of any protected tree are not compromised, including its health and structural integrity, and its contribution to community amenity.</p> <p>(f) The effect of the subdivision on the values for which any protected tree was protected.</p> <p>(g) The potential for the location of the protected tree to cause significant damage or harm to buildings, services or property, whether public or privately owned, or people, now or in the future.</p> <p>(h) The extent to which the protected tree has the potential now or in the future to cause significant hardship to nearby residents, including any significant loss of sunlight or extraordinary leaf and debris drop.</p>
21.1.15.28	Design and layout: natural features and earthworks	(a) The extent to which development and subdivision layout and design has regard to the natural landforms of the site and earthworks are minimized.

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		<p>(b) The extent to which the development and subdivision layout and design includes and provides direct views and passive surveillance natural features of the immediate areas site such as water bodies and reserves.</p> <p>(c) Where earthworks are to be undertaken in the development or subdivision, particular regard shall be given to and conditions may be imposed in regard to:</p> <p>(i) The extent to which development and subdivision layout and design gives regard to the natural landforms of the site and earthworks are minimized; and</p> <p>(ii) The effects of earthworks on significant natural areas and water bodies; and</p> <p>(iii) The findings, recommendations and certifications of suitably qualified persons or registered laboratories; and</p> <p>(iv) The suitability of the proposed earthworks for the intended purpose including, but not limited to, the erection of buildings, the establishment of roads, access and car parking areas and the construction of infrastructure services; and</p> <p>(v) Maintaining overland flow paths and ponding areas; and</p> <p>(vi) The design and depth of fill material in areas of high water table; and</p> <p>(vii) The management of earthworks during construction to avoid uncontrolled erosion and runoff; and</p> <p>(viii) The re-vegetation of any area subject to earthworks; and</p> <p>(ix) The extent to which future development would:</p> <ul style="list-style-type: none"> ▪ affect surface and ground water conditions, including the quality and quantity of the water and the direction of the water flow; and ▪ affect significant natural areas that have been identified as requiring protection from development and subdivision.
21.1.15.29	Design and layout: new blocks and new roads and connectivity	<p>Note: Refer also to assessment criteria Low Impact design: Energy Efficiency.</p> <p>(a) The extent to which the design and layout of lots and roading in any subdivision or within a development has regard to:</p> <p>(i) The location of existing connecting streets, boundaries, physical features and contours of the site and surrounding area; and</p> <p>(ii) Whether the provision of new blocks provides for the continuation of an established pattern or block layout in the vicinity as shown on the Town Concept Plan or structure plan applying to the area; and</p>

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		<ul style="list-style-type: none"> (iii) Whether permeability of the street network is maintained and promoted by the inclusion of walking and cycleways from any cul-de-sac; and (iv) Whether the block layout, including walkways and cycleways, provides for the safety of users and passive surveillance; and (v) Providing for the visual amenity of the area, including the continuation of view shafts including through permanent open space, roadway, public reserves or permanent topographic features that cannot be built on or altered; and (vi) Facilitating access by both people and vehicles, including emergency vehicles and access for disabled persons; and (vii) Ensuring that the roading layout provides for multi-modal use including public transport, pedestrian and cycle routes and traffic calming measures appropriate to the anticipated speed environment; and (viii) Facilitating the provision and operation of essential services and infrastructure; and (ix) Supporting the living or working environment and the standard of amenity anticipated by the zone; and (x) Avoiding conflicts between activities, protecting the environment and mitigating adverse effects; and (xi) Appropriately relating to adjoining development; and (xii) The extent to which access to the site can be provided in a way that meets the performance standards for the zone and the requirements of Section 16 - Transportation and whether it is necessary to impose any access denial strips. (xiii) The layout and design of cul-de-sacs, including minimising the length from the head of the turning circle to its intersection with the nearest road, and the provision of walkways between the cul-de-sac and adjacent roads with clear visibility of the exit from the entry point.
21.1.15.30	Location and design: design of reserves	<ul style="list-style-type: none"> (a) The extent to which the subdivision provides for a reserves area sufficient for the proposed uses of the subdivision. (b) The extent to which the proposed reserve areas has a location, shape, and contour to meet the needs of future users. (c) The extent to which road frontage is provided and passive surveillance will occur. (d) The extent to which the proposed reserve contributes to the reserve network within the District.

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
21.1.15.31	Boundary adjustment and amalgamation	<p>(a) The extent to which the:</p> <p>(i) Area and dimension of the lots and the uses of land and buildings on all lots involved in the boundary adjustment or boundary amalgamation are permitted as of right or have been authorised by resource consent and/or do not involve any increase in the extent to which they fail to conform to the relevant rules for the zone, and the district wide rules in Section 15.4.2; and</p> <p>(ii) Whether the usability and layout of the lots is improved following the boundary adjustment or amalgamation.</p> <p>(b) The extent to which the proposal has taken sufficient account of potential effects, including potential reverse sensitivity effects, on adjacent sites, adjacent activities, or the wider receiving environment.</p>
21.1.15.32	Boundary relocation	<p>(a) The extent to which the lot layout and design has avoided ribbon or residential cluster development, taking into account the location of existing and potential dwelling sites on adjacent sites.</p> <p>The extent to which the lot layout and design has minimised the number of access points and the length of accessways.</p> <p>(b) The extent to which the lot layout and design has achieved a more efficient use of the land resource.</p> <p>(c) Within the Rural Zone, the extent to which the lot layout and design has taken sufficient account of the proximity to rural industry, mineral extraction activities, and intensive farming.</p>
21.1.15.33	Surplus dwellings	<p>(a) The age of the existing dwelling, its useful life expectancy and the reason that the dwelling is demonstrably no longer required to remain ancillary to the principal holding.</p> <p>(b) The extent to which the lot layout and design has avoided ribbon or residential cluster development, taking into account the location of existing and potential dwelling sites on adjacent sites.</p> <p>(c) The extent to which the lot layout and design has minimised the number of access points and the length of accessways.</p> <p>(d) The extent to which the lot layout and design has achieved a more efficient use of the land resource.</p>
21.1.15.34	Commercial and Industrial Zones: subdivision or development of existing and new activities	<p>(a) The extent to which the layout and design of the subdivision incorporates measures to minimise traffic conflicts on the road network.</p> <p>(b) The extent to which the layout and design of the subdivision will provide amenity for the business occupants.</p> <p>(c) The extent to which the design and layout of development provides for access, manoeuvring and parking of vehicles, off street loading, and deliveries.</p> <p>(d) The extent to which the design and layout of development provides adequate and convenient access by the public</p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<p>including disabled persons to individual businesses and industries.</p> <p>(e) The extent to which the subdivision and development provides for public amenity and safety particularly for pedestrian activity.</p> <p>(f) The extent to which development and subdivision layout and design ensures the maintenance of amenity for surrounding Residential Zones.</p> <p>(g) The extent to which development and subdivision layout and design provides for the required infrastructure.</p> <p>(h) The extent to which the design and layout of the subdivision or development incorporates water bodies and reserves.</p>
21.1.15.35	Subdivision to create a lot to accommodate activities specified in Rule 15.4.2.40	<p>(a) The extent to which the land use consent has been given effect to, including whether or not all the buildings have been erected in association with the consent.</p> <p>(b) The length of time the activity has been operating.</p> <p>(c) Whether the subdivision compromises or renders any of the conditions of that land use consent unenforceable.</p> <p>(d) The extent to which all new lots created shall contain, in a complying manner, all buildings, structures and infrastructure services used by the activity and ensure that access to and the use of, those buildings, structures and services are protected by a legal instrument where required.</p> <p>(e) Whether subdivision of new lots compromises the functional operation of the activity to which the land use consent relates.</p>
21.1.15.36	All subdivision within the National Grid Corridor	<p>(a) The extent to which the subdivision design avoids, remedies or mitigates conflicts with existing lines, for example through the location and design of roads, reserves, landscaping and building platforms.</p> <p>(b) The ability for maintenance and inspection of transmission lines, including ensuring physical access.</p> <p>(c) The extent to which the design and development will minimise the risk or injury and/or property damage from such lines.</p> <p>(d) The ability to provide a complying building (platform).</p> <p>(e) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).</p> <p>(f) Relevant technical advice provided by the affected utility operator.</p>
21.1.15.37	Transferable development rights	<p>(a) The extent to which there are limitations of any further subdivision on the donor property that relies on the rights previously transferred. Such limitation may be by way of a memorandum of encumbrance, bond, consent notice, covenant or other legal instrument that will identify the total entitlement, the nature of the limitation required the entitlement used in the current application and the balance entitlement and will be registered on the certificate of title and shall run with the land in perpetuity.</p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<p>(b) The ability of the recipient site to accommodate the transferred right and an appropriate location being provided on the recipient site.</p> <p>(c) The extent to which the subdivision of the recipient site is consistent with the objectives and policies of Section 1 - Strategic Policy Framework.</p> <p>(d) When the transferable development right is reliant on the protection of the feature, the extent to which the subdivision lot layout contributes to the long term protection of the feature.</p> <p>(e) When the transferable development right is reliant on the protection of a feature, the extent to which the subdivision lot layout contains the feature within one lot. The extent to which the proposal avoids reverse sensitivity effects and has taken sufficient account of proximity to rural industry, mineral extraction activities and intensive farming.</p>
21.1.15.38	Lots within areas of high value amenity natural features and landscape, and significant natural features and landscapes, and cultural landscapes	<p>(a) Whether the subdivision layout has taken sufficient account of the topography of the site and surrounding land, through providing for house sites and the provision of access and services to the site that will, when built on, minimize the visual impact of buildings and the access (both individually and cumulatively) on the landscape values of the locality.</p> <p>(b) Whether consequential features of the subdivision including the intended location of residential activities and dwellings, design and location of access, stormwater and wastewater management, overhead service lines, the planting of trees and shrubs and earthworks, avoids, remedies or mitigates any adverse effect on identified significant natural areas, the landscape values of the site and the locality.</p> <p>(c) Whether the lots created will be able to adequately accommodate onsite services for the disposal of stormwater and wastewater and other utilities such as power and phone without excessive earthworks or removal of indigenous vegetation and whether any restrictions on the scale, nature and location of the earthworks and disposal of excess material may detract from or help maintain the landscape values of the locality.</p> <p>(d) Whether the subdivision design and layout has given regard to the cultural landscapes and minimised intrusion into the cultural landscape through the sensitive location of lot boundaries, building platforms and access points.</p>
21.1.15.39	Environmental benefit lots	<p>(a) The extent to which the feature on which the provision of the environmental benefit lot relies is protected in perpetuity and the methods by which this will be achieved.</p> <p>(b) The extent to which the feature on which the provision of the environmental benefit lot relies is supported by a specialist report that identifies the importance of the retention and protection of the feature to the District.</p> <p>(c) The extent to which the area relied on for the provision of the environmental benefit lot, in the instance of the Te</p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<p>Awa Cycleway or an Incentivised Cycleway, is suitable for the intended purpose.</p> <p>(d) The extent to which the location of the benefit lot will not create ad hoc, residential cluster or ribbon development or detract from visual amenity.</p> <p>(e) In the instance of the Te Awa Cycleway or an Incentivised Cycleway and stream riparian corridors, the extent to which the balance area of the subdivision complies with the controls of the zone.</p> <p>(f) In the instance of the biodiversity (river and stream corridor), the extent to which the land being vested for protection along the stream boundary of a property is of a width and length to provide biodiversity benefits.</p>
21.1.15.40	Maungatautari Ecological Island lots	<p>(a) The future ownership and form of protection to be applied to the feature.</p> <p>(b) Protection may be by way of a memorandum of encumbrance, consent notice, covenant or other legal instrument that will identify the nature of the protection required and will be registered on the certificate of title and shall run with the land in perpetuity.</p> <p>(c) The allotment being of a size and configuration to accommodate the feature to be protected including any buffer, curtilage and access areas necessary to protect or serve the site as advised by a suitably qualified expert.</p> <p>(d) The extent to which the balance area of the subdivision complies with the relevant subdivision standards for the zone in which it is located.</p> <p>(e) The existence of a Protection Plan and whether the proposed subdivision or development promotes the ongoing management of the feature and the measures therein that are intended to protect the feature.</p> <p>(f) Whether the significance of the biodiversity value for significant natural areas, or other ecological features, such as its size, scarcity or representativeness value is of such importance that additional public benefit lots are appropriate to secure long term biodiversity gains for the environment.</p> <p>(g) The value of the significant natural area in establishing or maintaining the biodiversity (indigenous forest) corridors on the Planning Maps.</p> <p>(h) The length of the Maungatautari Ecological Island fence on the property and/or adjacent to the property boundary and the consequent ongoing effect on the farming operation.</p> <p>(i) The length of any legal easement to provide public access and the overall benefit to the public.</p>
21.1.15.41	Esplanade reserves	<p>(a) Whether any reduction, increase or waiver in the esplanade reserve requirement will satisfy the purpose and principles of the Resource Management Act and will not compromise the provision of the stream/riparian corridors identified on the Planning Maps.</p> <p>(b) Whether the varied width of the esplanade reserve is such that:</p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<ul style="list-style-type: none"> (i) There is adequate public access to any river, lake or stream and their margins to enable the public to meet any social, recreational or cultural needs; and (ii) The natural environments of flora and fauna and wildlife habitats in, on or surrounding the river, lake or stream are not adversely affected. <p>(c) Whether the varied width would compromise the ability of future enhancement or enhancement of the stream margin, due to:</p> <ul style="list-style-type: none"> (i) Any significant archaeological/historical sites, as well as those sites of significant value to tāngata whenua are adequately preserved and protected from encroaching development; and (ii) Continuity of public access along the banks of any river, lake or stream is maintained; and (iii) Any adverse impacts on water quality are adequately mitigated; and (iv) The banks of any river, lake or stream can be adequately and efficiently maintained; and (v) Any natural hazard to adjoining properties is minimised. <p>(d) The extent to which any waiver or reduction in the required width of esplanade reserves is sought due to:</p> <ul style="list-style-type: none"> (i) The location of existing substantial buildings erected prior to this District Plan being made Operative which makes the full 20m width impracticable; and (ii) Topography dictating a practical boundary less than 20m; and (iii) Reduction of part with compensatory increased width elsewhere; and (iv) For any stream, the purpose of the reserve can be met by a lesser width but shall be no less than 4m; and (v) Whether the use of other means such as esplanade strips, marginal strips, access strips, covenants or building line restrictions, would achieve the anticipated environmental results; and (vi) The extent to which any width greater than 20m would need to be offset against other reserves contributions or could result in compensation being payable; and (vii) Any waiver of the esplanades reserves, esplanade strips and access strips rules will only be permitted where, in respect of any river or lake, topographical conditions make the rule impractical or public safety would be compromised if an esplanade reserve or esplanade strip were provided.
21.1.15.42	Subdivision of to create additions to Significant Recreation Reserves as identified in Appendix O5	(a) The extent to which the subdivision enhances the functioning and access to the reserve.

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<ul style="list-style-type: none"> (b) The extent to which the subdivision enhances the ecological functioning of the reserve. (c) The extent to which the subdivision design and layout avoids residential cluster or ribbon development. (d) The extent to which the subdivision avoids creating demands for infrastructure services. (e) The extent to which the subdivision proposal utilises transferable development rights to avoid affecting amenity and landscape values, and ribbon, residential cluster or ad hoc development.
21.1.15.43	Structure plans	<ul style="list-style-type: none"> (a) Density of development: The extent to which the specified intensity of development (particularly section yields and density of residential development within Compact Housing Areas) as shown on the structure plan area are realised by the development or subdivision, provided that in the Houchens Road Large Lot Residential Zone compliance is not required where there are proven geotechnical and topographical constraints, as long as the overall lot yield is the same or similar. (b) Roading layout: The collector roads and the connection points to the network shall be consistent with that shown on the structure plan. The extent to which local road layouts meet the sustainable design and layout principles. The extent to which the roading layout enables various landholdings to be accessed. (c) Amenity: The extent to which standard of amenity described in the structure plan including any site or area specific design guidelines, block layouts, view shafts and landscaping. (d) Infrastructure: The extent to which infrastructure is accordance with the levels of service defined in the structure plan. (e) Facilities and Walkways: The extent to which the anticipated community facilities, reserves, walkways and other social services defined in the structure plan are provided. If alternative walkways are provided the degree to which they provided the anticipated level of service.
21.1.15.44	Pirongia health care facility	<ul style="list-style-type: none"> (a) Whether or not the development is consistent with the Pirongia Town Concept Plan. (b) Whether the design and layout of the development enhances the Waipā River environment and enables or enhances public access to it. (c) The effects on sites of significance to tāngata whenua. (d) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site. (e) Whether the proposed activity is in keeping with the character of the surrounding area. (f) Landscaping. (g) Whether the design, scale and appearance of the proposed activity maintains or enhances the amenity and character of the area.

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<p>(h) Whether or not the activity can be adequately serviced.</p> <p>(i) The potential effects on roading infrastructure.</p> <p>(j) The potential for reverse sensitivity effects.</p>
21.1.15.45	Subdivision in proximity to a poultry farming activity	<p>(a) The extent to which the new building platform is practically and appropriately located taking into account the following factors:</p> <p>(i) The potential for reverse sensitivity effects on adjacent poultry farming activities and the ability to mitigate those effects through the design, shape or development of the subdivision or subsequent development.</p> <p>(ii) The extent to which the proposal has taken sufficient account of proximity to buildings, tanks and storage facilities.</p> <p>(iii) The likely adverse effects on residents in dwellings caused by the operations of adjacent poultry farming activities including the effects of building location and appearance, noise, smell, dust, glare, and any discharge of contaminants into the air or water.</p>

21.1.16 Transportation

Advice Note: Guidance regarding the design and standard of proposed developments is contained within the Regional Infrastructure Technical Specifications as updated from time to time.

Transportation Assessment Criteria		
Controlled Activities		
21.1.16.1	Provision for bicycle parking facilities	<p>(a) The extent to which the provision has been made for bicycle parks on site and if there are any features of the site that prevent the provision of bicycle parks.</p> <p>(b) Whether the proposed bicycle parking is located in a secured and safely accessed location.</p>
Restricted Discretionary Activities		
21.1.16.2	Access to land over railway line	<p>(a) The location, type and scale of the proposal.</p> <p>(b) The number of vehicles that will be entering and leaving the site each day and what effect this will have on the safety and efficiency of the railway line and road network.</p> <p>(c) The standard and current level of service of the road network near the proposal.</p> <p>(d) The visibility from the property and the adjacent road along the rail line in both directions.</p>
21.1.16.3	Activities generating less than 100 vehicles per day that require a new vehicle entrance onto any State Highway or Major Arterial Road	<p>(a) The extent to which the scale and location of the activity would affect the functioning of the State Highway.</p> <p>(b) The extent to which the vehicle access and manoeuvring can be achieved on site and not affect the functioning of the State Highway.</p> <p>(c) The extent to which the activity has complied with the car parking (excluding consideration of the number of parking spaces for cars) requirements of the Plan.</p>

Transportation Assessment Criteria		
		<ul style="list-style-type: none"> (d) The extent to which adequate vehicle queuing has been provided on the site. (e) The extent to which the access and vehicle generation of the activity impacts on the safe and efficient functioning of the road network. (f) For any development involving access onto and/or off a State Highway, the results of consultation with the New Zealand Transport Agency regarding impacts on the safe and efficient functioning of the roading network.
21.1.16.4	Provision of 25 or more car parks on a site and car park landscaping and lighting	<ul style="list-style-type: none"> (a) The extent to which all activities have provided the following design and landscape elements within the parking area of the site: <ul style="list-style-type: none"> (i) A clear and defined accessible pedestrian route to the buildings on site for which the car parking is being provided; and (ii) Adequate queuing space; and (iii) The ability for passive surveillance; and (iv) Lighting designed to provide a safe environment without shaded or isolating areas of public use. (b) The extent to which a landscaping plan by an experienced practitioner has been provided, that clearly outlines the planting requirements, the location of planting, and the size of plants at time of planting, in particular that the design and species selection to complement the site. (c) The extent to which the design and layout of the car parks and landscaping area has incorporated the principles of Crime Prevention through Environmental Design (CPTED).
21.1.16.5	Provision of an Integrated Transportation Assessment in accordance with the trigger thresholds	<ul style="list-style-type: none"> (a) The scale and location of the activity. (b) The extent to which the vehicle generation of the activity effects the functioning of the road, and the road hierarchy. (c) The extent to which suitable vehicle access and manoeuvring are provided on site. (d) The extent to which the car parking provided on site meets the requirements of the Plan (excluding consideration of the number of parking spaces for cars). (e) The extent to which the proposal has considered the provision of CPTED principles in the design. (f) The extent to the proposal has provided for connectivity, including access to a range of transport modes (Broad ITA only). (g) The extent to which the proposal relies on the provision of other infrastructure. (h) The extent to which provision has been made for vehicle queuing on site. (i) For any development involving access onto and/or off a State Highway, the results of consultation with the New Zealand Transport Agency regarding impacts on the safe and efficient functioning of the roading network. (j) The extent to which the Integrated Transportation Assessment identifies and resolves matters relating to infrastructure deficiencies, risks or positive effects identified

Transportation Assessment Criteria		
		<p>from consultation with the New Zealand Transport Agency where State Highways may be affected (Broad ITA only).</p> <p>(k) Additional site specific assessment criteria for the Te Awamutu Dairy Manufacturing Site are contained in Appendix T7.</p> <p>(l) Additional site specific assessment criteria for the Hautapu Dairy Manufacturing Site are contained in Appendix T8.</p>
21.1.16.6	Exemption for on-site vehicle manoeuvring areas in the Residential Zone	<p>(a) The extent to which the activity has given regard to the safe functioning of the pedestrian and traffic environment, taking particular consideration of driveway length and visibility.</p> <p>(b) The extent to which the location of the activity in respect of road hierarchy and speed environment, affects the safety of road users, cyclists and pedestrians.</p> <p>(c) The proximity of the dwelling(s) to an entrance to a school or any preschool facility; and</p> <p>(d) Consideration of the number of dwellings on the site(s) and/or sharing the access/right of way and the extent to which this affects:</p> <p style="padding-left: 20px;">(i) The resulting number of vehicles entering and leaving the site(s) each day; and</p> <p style="padding-left: 20px;">(ii) The safety of road users, cyclists and pedestrians.</p> <p>(e) Where there is shared access, the apportionment of access/right of way so as to provide legal access to all front sites for the purposes of vehicle manoeuvring.</p> <p>(f) The extent to which the proposal takes account of the Guidelines for Property Design to Improve Driveway Safety in Appendix T9.</p> <p>(g) The extent to which the proposal:</p> <p style="padding-left: 20px;">(i) Can avoid, remedy or mitigate the effects of dust nuisance; and</p> <p style="padding-left: 20px;">(ii) Can provide for the safe and efficient disposal of surface stormwater; and</p> <p style="padding-left: 20px;">(iii) Can accommodate the anticipated use of the area by all traffic likely to access the site.</p>
21.1.16.7	Vehicle access to sites in the Commercial Zone	<p>(a) Where the vehicle access is to be relocated – that is, where an existing access is to be closed and a new access created on the same property, the extent of assessment of effects of matters (b) to (g) below is restricted to those effects that are greater than or in addition to effects already associated with the existing vehicle crossing.</p> <p>(b) The extent to which the location of the vehicle crossing has given regard to the practicality and adequacy of the proposed access having regard to the location, nature and operation of the proposed activity and/or development.</p> <p>(c) Where the site adjoins a ‘pedestrian frontage’, whether the vehicle access can be situated in a location that is not subject to this notation.</p> <p>(d) The extent to which the location of the vehicle crossing has given regard to the effect on the safe and efficient functioning of the pedestrian environment, particularly</p>

Transportation Assessment Criteria		
		<p>where the site is subject to the 'pedestrian frontage' notation.</p> <p>(e) The extent to which the design of the vehicle crossing has incorporated measures to ensure the vehicle access will function safely.</p> <p>(f) Where the access is to be shared by other lots or activities, the extent to which the safety of all users of the access has been provided for.</p> <p>(g) The effect on the safe and efficient functioning of existing vehicle crossings.</p>
<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.16.8	Provision of landscaping	(a) The extent to which the provision of landscaping provides relief from the expanse of impermeable surface.
21.1.16.9	Vehicular access to sites in all zones	<p>(a) Whether works are necessary, are proposed, or have been undertaken to improve the safety and operation of the proposed vehicular access including but not limited to:</p> <p>(i) Works to improve sight distances and other safety enhancements; and</p> <p>(ii) Closure of an existing entrance; and</p> <p>(iii) Relocation of an existing entrance to a complying or less non-complying location; and</p> <p>(iv) The upgrade of existing roads and accesses necessary to serve the building or activity; and</p> <p>(v) Erection of roadside signs; and</p> <p>(vi) Where the accessway is to be shared by other lots, units, flats or activities, whether the safety of all users of the accessway has been adequately provided for.</p>
21.1.16.10	Vehicle and bicycle parking, loading/unloading	<p>(a) Whether the proposed vehicle parking, bicycle parking, and loading/unloading spaces:</p> <p>(i) Mitigates the potential adverse effects of any alternative means of parking and loading proposed; and</p> <p>(ii) Takes into account the existing parking demand in the immediate locality; and</p> <p>(iii) Takes into account the availability of land on which public car parks may be built; and</p> <p>(iv) Takes into account the traffic environment in the locality of the subject site; and</p> <p>(v) Provides for the visual relief of the expanse of impermeable surface through the provision of landscaping, differences in level or layout or other techniques appropriate to the site; and</p> <p>(vi) Provides for community safety through the provision of security measures, openness, and ability to overlook the site, the ability to move through or around the site or the use of other techniques appropriate to the site.</p> <p>(b) The extent to which the proposed vehicle parking, bicycle parking, and loading/unloading spaces:</p>

Transportation Assessment Criteria		
		<ul style="list-style-type: none"> (i) Encroach on any road boundary, internal site boundary setback or outdoor living area; and (ii) Can avoid remedy or mitigate the effects of dust nuisance; and (iii) Provide for the safe and efficient disposal of surface stormwater; and (iv) Accommodate the anticipated use of the area by all traffic likely to access the site.
21.1.16.11	Vehicle Manoeuvring	<ul style="list-style-type: none"> (a) The extent to which the vehicle or truck manoeuvring is designed to ensure the vehicle can exit the site in a forward direction. (b) Whether the vehicle or truck manoeuvring can be achieved on the site, within a designated manoeuvring area, and does not impede access to car parks, loading areas or accessways for other users of the site. (c) The extent to which the manoeuvring area: <ul style="list-style-type: none"> (i) Encroaches on any road boundary, internal site boundary setback or outdoor living area; and (ii) Can avoid remedy or mitigate the effects of dust nuisance; and (iii) Provides for the safe and efficient disposal of surface stormwater; and (iv) Accommodates the anticipated use of the area by all traffic likely to access the site; and (v) Is located in proximity to an entrance to a school or any preschool facility; and (vi) Where associated with a dwelling in the Residential Zone, takes account of the Guidelines for Property Design to Improve Driveway Safety in Appendix T9.
21.1.16.12	Share car parking and loading for several activities	<ul style="list-style-type: none"> (a) The extent to which the parking demand of the activities proposing to share the car parking occur at a different time from each other that of the remaining activities, Council may allow a reduction in respect of the parking or loading requirement of one or more of the activities. (b) The extent to which the parking demand of the activities proposing to share car parking spaces is constant throughout the year. (c) The extent to which the activities proposing to share the car parking are able to recognise this arrangement on their certificate of title to ensure the ongoing nature of the arrangement.
21.1.16.13	Waipa Integrated Transport Strategy 2010	<ul style="list-style-type: none"> (a) The extent to which the proposal will contribute to the outcomes of the Waipa Integrated Transport Strategy 2010.
21.1.16.14	Vehicular access to sites across railway lines	<ul style="list-style-type: none"> (a) Whether works are necessary, are proposed, or have been undertaken to improve the safety and operation of the proposed vehicular access including but not limited to: <ul style="list-style-type: none"> (i) Works to improve sight distances, vehicle entrance separation distances and other safety enhancements; and (ii) Closure of an existing entrance; and

Transportation Assessment Criteria	
	<ul style="list-style-type: none"> (iii) Relocation of an existing entrance to a complying or less non-complying location; and (iv) The upgrade of existing roads and accesses necessary to serve the building or activity; and (v) Erection of roadside signs; and (vi) Where the accessway is to be shared by other lots, units, flats or activities, whether the safety of all users of the accessway has been adequately provided for; and (vii) The results of consultation with KiwiRail regarding impacts on the safe and efficient functioning of the rail network.

21.1.17 Works and Utilities

Works and Utilities Assessment Criteria	
Controlled Activities	
21.1.17.1	<div style="display: flex;"> <div style="flex: 1;"> <p>Electrical and telecommunication lines in the Commercial and Industrial Zone</p> </div> <div style="flex: 2;"> <ul style="list-style-type: none"> (a) The extent to which the spacing of support structures is visually compatible and avoids visual clutter in relation to other structures for example street lighting. (b) The extent to which there can be a reduction in the number of lines and or the space between the lines. (c) The extent to which, in the township's central areas, the lines compliment the colour, material and design form with streetscape furniture. </div> </div>
21.1.17.2	<div style="display: flex;"> <div style="flex: 1;"> <p>Removal of overhead and underground electrical lines</p> </div> <div style="flex: 2;"> <ul style="list-style-type: none"> (a) The extent to which a replanting plan demonstrates that the land affected by the removal of the lines can be reinstated and rehabilitated. </div> </div>
Restricted Discretionary Activities	
21.1.17.3	<div style="display: flex;"> <div style="flex: 1;"> <p>Transformers and associated switching gear conveying electricity at a voltage up to and including 1kV, not exceeding a GFA of 6.5m² and a height of 2m</p> </div> <div style="flex: 2;"> <ul style="list-style-type: none"> (a) The extent to which the location of the transformers and associated switching gear do not compromise the amenity of the surrounding Residential Zone, Large Lot Residential Zone area or the values of the outstanding landscape or feature. (b) The extent to which the location of the transformers and associated switching gear do not compromise the safety of the surrounding area. </div> </div>
21.1.17.4	<div style="display: flex;"> <div style="flex: 1;"> <p>Amateur radio configurations</p> </div> <div style="flex: 2;"> <ul style="list-style-type: none"> (a) The extent to which the bulk, form and scale, location and number of poles, aerials, antennas or associated supporting structures would lead to visual dominance and loss of visual amenity as viewed from adjoining properties and the surrounding neighbourhood. (b) The extent to which the materials used and the finish of the materials including the colour assists in mitigating effects. (c) The extent to which the location on the site assists in mitigating visual effects. (d) The extent to which the proposal would reduce the ability to maintain access for maintenance, including buildings on adjoining sites. </div> </div>

Works and Utilities Assessment Criteria		
21.1.17.5	Electrical depots for maintenance, upgrading, alteration, construction of lines or pylons, provided they are situated within a substation property	<ul style="list-style-type: none"> (a) The extent to which the location of the activity is suitable having regard to surrounding activities and the transport network. (b) The extent to which the traffic effects of the activity can be managed including access and manoeuvring. (c) The extent to which the site has a safe access and any safety effects on the adjoining network. (d) The amenity effects of the depots and any proposed mitigation measures such as landscaping and or hours of operation.
21.1.17.6	Maximum height of support structures up to 110kV	<ul style="list-style-type: none"> (a) The extent to which the increased height will have an adverse effect on the character of the zone or area. (b) The extent to which the increased height is distinctly different than the surroundings taking into account the shape of structure and also its benefits in providing a utility service.
21.1.17.7	Radio and telecommunication masts exceeding 20m in height up to and including 25m (Refer 17.4.1.2 (f))	<ul style="list-style-type: none"> (a) The extent to which the location of the mast has an adverse effect on residential amenity or large lot residential amenity values.
21.1.17.8	Transformers and switching stations (new, upgrading and additions) transforming electricity including ancillary buildings, between 6.5m ² and 30m ² , and substations up to a maximum of 100m ² GFA	<ul style="list-style-type: none"> (a) The extent to which the location of the substations, transformers and switching station transforming electricity including ancillary buildings does not compromise the amenity or values of the surrounding zone or landscape areas. (b) The extent to which the location of the substation, transformers and switching stations, transforming electricity, including ancillary buildings, does not compromise the safety of the surrounding area. (c) The extent to which any proposed landscaping assists in screening and or softening the building. Landscape design should reflect the zone within which it is located.
21.1.17.9	Underground telecommunication lines and cables (new lines, extension of length of lines, upgrading by increasing the capacity of the cable)	<ul style="list-style-type: none"> (a) The extent to which there are changes in the location of the existing lines for the upgrading process. (b) The extent to which the changes required for the upgrading of the underground telecommunications lines and cables will detract from the landscape, biodiversity, and heritage values. (c) The extent to which a replanting plan demonstrates that the land affected by the removal of the lines and cables can be reinstated and replanted.
21.1.17.10	Radio and telecommunication masts, up to and including 20m in height, including the items specified in 17.4.1.2(e)	<ul style="list-style-type: none"> (a) The extent to which the location of the radio and telecommunications mast and specified items will detract from the values of the identified landscape area. (b) The extent to which the location of the mast has an adverse effect on residential amenity or large lot residential amenity values.
21.1.17.11	Underground gas distribution pipelines at a pressure not exceeding 2,000 kilopascals, including compressor compounds with compressor houses	<ul style="list-style-type: none"> (a) The extent to which the installation of the pipelines and ancillary equipment will detract from the landscape, biodiversity, heritage and amenity values.

Works and Utilities Assessment Criteria		
		(b) The extent to which a replanting plan and reinstatement plan demonstrates that the land affected by the installation of the pipe lines can be reinstated and replanted.
21.1.17.12	Solar panels on buildings in outstanding landscapes	(a) The extent to which the size of the panels results in glare that detracts from the outstanding landscape.
	Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>	
21.1.17.13	General	(a) The protection of the environment while accounting for the technical and operational necessity for any adverse effects. (b) The potential for the operator to locate new network infrastructure within road corridors or underground and the provisions made for co-siting or sharing facilities where technically and economically practicable. (c) The external design, construction and finish of structures including the reflectivity of the finish and how closely the finish blends with background colours and nearby buildings. Integration of structures into the surrounding landscape through the external design, construction, finish and colour of structures. (d) The scale and bulk of the building or structure in relation to the site. (e) The built characteristic of the locality. (f) The extent to which the effects of the height can be mitigated by setbacks, planting, design or the topography of the site. (g) The degree to which the activity will cause operational demands for the uneconomic or premature upgrading or extension of public services, including roading which are not in the interests of the District or locality. (h) The extent to which the activity is self-contained, with regard to stormwater drainage, effluent disposal and water supply within the boundaries of the site on which the activity is located. (i) In respect of amateur radio configurations the benefits provided to community health and safety at the time of an emergency.
21.1.17.14	New overhead electricity lines	(a) Electricity infrastructure is located and designed in a manner that, to the extent practicable taking into account technical and operational constraints, integrates with the landscape values of sensitive areas. (b) Electricity lines should be sited and designed in ways that avoids being visually obtrusive by: <ul style="list-style-type: none"> (i) Ensuring the key visual amenity values are maintained in areas that are both highly visible and have a high amenity; and (ii) Minimising, as far as practicable, the degree of change from an existing line; and (iii) The use of external colour and material to minimise the visual contrast with the surrounding environment (for example, the use of neutral, recessive colours); and

Works and Utilities Assessment Criteria		
		(iv) Ensuring where possible, that the overhead lines and cables are seen against a landform backdrop and not the sky in relation to district wide views.
21.1.17.15	Wind farms	<p>(a) The extent to which the proposal will affect the amenity values of the surrounding environment with particular regard to the effects on residential locations including potential nuisance effects on communities including, electromagnetic interference, blade glint and shadow flickering.</p> <p>(b) The visual effects of the proposal, including effects on landscape character, the extent to which the proposal is visible from residences and public places, the relationship of the proposal to hilltops and ridgelines and the scale of the development.</p> <p>(c) The extent to which the proposal has effects on public health and safety.</p> <p>(d) The extent to which the activity impacts on indigenous biodiversity.</p>
21.1.17.16	Building and earthworks in proximity to high voltage transmission lines	(a) The extent to which any earthworks and the construction of any subsequent buildings will comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 34 2001).

21.1.18 **Financial Contributions**

There are no specific Financial Contributions assessment criteria.

21.1.19 **Hazardous Substances and Contaminated Land**

Hazardous Substances and Contaminated Land Assessment Criteria		
Controlled Activities		
21.1.19.1	<p>Any activity which involves the manufacture, storage, use, transportation or disposal of hazardous substances in accordance with <i>Appendix C: Rating Guide of the "Land Use Planning Guide for Hazardous Facilities"</i> that complies with any one or more of the following is a controlled activity and exempt from completing a HFSP assessment.</p> <p>Activities which involves the retail sale and storage of:</p> <ul style="list-style-type: none"> ▪ Petrol up to 200,000 litres of storage in underground storage tanks); ▪ Diesel up to 120,000 litres of storage in underground tanks; and 	<p>(a) The suitability of site layout in terms of the following:</p> <p>(i) The location, type and quantity of the hazardous substances being stored on the site.</p> <p>(ii) The presence of sensitive uses and the vulnerability of the receiving environment in the vicinity, and separation distances from these.</p> <p>(iii) The extent to which on site infrastructure is compatible with off site infrastructure (type and capacity) in relation to possible hazard events.</p> <p>(b) The extent to which the proposed mitigation and protection measures and contingency or emergency plans address the risks relating to proximity to sensitive uses and waterways, and to natural hazards.</p> <p>(c) Extent of compliance with the Hazardous Substances and New Organisms Act 1996 (HSNO Act) and regulations and relevant codes of practice including the:</p> <p>(i) Below Ground Stationary Container Systems for Petroleum - Design and Installation HSNO COP 44 and Below Ground Stationary Container Systems for Petroleum - Operation HSNO COP 45; and</p>

Hazardous Substances and Contaminated Land Assessment Criteria		
	<ul style="list-style-type: none"> ▪ Involves the retail sale and storage of LPG (up to 12 tonnes single-vessel storage underground) 	<ul style="list-style-type: none"> (ii) The environmental guidelines for Water Discharges from Petroleum Industry sites in New Zealand, MfE, 1998.
Restricted Discretionary Activities		
21.1.19.2	<ul style="list-style-type: none"> ▪ Any hazardous facility with an Effects Ratio above the Effects Ratio (R) specified for the zone in which it is proposed to locate, as indicated in the Hazardous Facilities Screening Procedure (HFSP) Consent Status Matrix in Rule 19.4.2.1 ▪ Hazardous facilities within the Rural Zone ▪ Co-disposal of hazardous substances to a landfill operation not provided for as a permitted activity in Rule 19.4.1.1(d) 	<ul style="list-style-type: none"> (a) The extent to which the proposal is consistent with the objectives and policies of the zone in which it is locating. (b) The extent to which the proposal is consistent with the objectives and policies of relating to the management of hazardous substances. (c) The extent to which there are effects from non compliance on the surrounding environment or the pattern of subdivision, land use, roading or infrastructure service in the locality. (d) The classification of the activity under the Consent Status Matrix (Effects Ratio) based on HFSP Results. (e) The extent to which conditions could be imposed that would avoid, remedy or mitigate any adverse off-site environmental effects arising from the activity's non-compliance with the specified standard or arising from the activity's classification under the consent status matrix. Where necessary, more stringent measures than those required under the provisions of the HSNO Act and regulations may be imposed to manage the risk to more sensitive environments. A review clause (pursuant to Section 128 of the Resource Management Act) may be included in the conditions, where deemed necessary, to address any future changes in the environment, codes of practice, technology or legislation. (f) The extent to which conditions may be imposed in relation to specific information that accompanies the consent application in accordance with 21.2.19.1 – Specific Information Requirements on Hazardous Facilities. (g) Extent of compliance with the Hazardous Substances and New Organisms Act 1996 (HSNO Act) and regulations and relevant codes of practice.
Discretionary Activities		
<i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.19.3	Hazardous substances/ facilities – Storage, use and disposal	<ul style="list-style-type: none"> (a) The extent to which the location of the use or storage of the hazardous substance/facility in relation to other activities and environments reduces the risks of adverse effects on those activities and environments. In particular, the following will be taken into account: <ul style="list-style-type: none"> (i) The separation distance to neighbouring activities, with emphasis on people sensitive activities such as child care facilities, schools, rest homes, hospitals, shopping centres and residential areas; and (ii) The location of other hazardous substance storage which may combine with this site to increase overall risk; and

Hazardous Substances and Contaminated Land Assessment Criteria		
		<ul style="list-style-type: none"> (iii) The location of the facility in relation to the nearest aquifer, water bodies, coast or other sensitive environments; and (iv) The distance to environmentally sensitive areas such as wildlife habitats, significant natural areas or water catchments. <p>(b) The extent to which other actions or works have been undertaken that reduce the degree of risk to a level that is acceptable in the circumstances, for example:</p> <ul style="list-style-type: none"> (i) Identification of potential hazards, failure modes and exposure pathways; and (ii) Investigation of the nature of the sub-soil and the site geology; and (iii) Assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or loss of control; and (iv) Identification of cumulative and/or synergistic effects; and (v) Site drainage and off-site infrastructure, e.g. stormwater drainage system, sewer type and capacity. <p>(c) The extent to which there are management practices in place (and will continue to be in place) that significantly reduce the level of risk for example:</p> <ul style="list-style-type: none"> (i) Fire safety and fire water management; and (ii) Adherence to health and safety and/or environmental management systems; and (iii) Spill contingency and emergency planning, monitoring and maintenance schedules. <p>(d) The extent to which other alternative locations and processes were evaluated and what were their respective benefits and costs compared with the proposal.</p> <p>(e) The extent to which a qualitative and/or quantitative risk assessment adequate to fully assess the risk associated with the facility has been undertaken.</p> <p>(f) The extent to which the level of risk associated with the transportation of hazardous substances, both for the roading network and for the amenity and environment through which the transport route concerned passes has been assessed.</p> <p>(g) The extent to which the development of the hazardous facility will minimise adverse effects on the environment.</p> <p>(h) The extent to which the "direction" of the adverse effect is influenced by factors, such as topography of the site and surrounding area and existing structures.</p>
21.1.19.4	Hazardous substances and contaminated sites	<p>(a) In determining whether to grant consent to the use or storage of hazardous substances, Council shall have regard to:</p> <ul style="list-style-type: none"> (i) The extent to which there is a particular need to store and/or use greater quantities of hazardous

Hazardous Substances and Contaminated Land Assessment Criteria		
		<p>substances than are provided for as a permitted activity; and</p> <ul style="list-style-type: none"> (ii) The extent to which proposed safety measures are considered by Council to be adequate in the particular site circumstances; and (iii) The extent to which the provisions of the Hazardous Substances and New Organisms Act 1996 (HSNO) and its regulations, which address most risks to human health and safety, including labelling, packaging, secondary containment (e.g. bunding around tanks), emergency plans and approved handlers has been given effect to; and (iv) The extent to which the proposal effects the amenities of the neighbourhood; and (v) The extent to which the proposal gives effect to the requirements of the NZ Fire Service including the supply of water for fire fighting purposes; and (vi) The extent to which the proposal has regard to the topography of the site and surrounding area; and (vii) The extent to which the proposal has regard to the nature of the existing and likely future uses in the surrounding area; and (viii) The extent to which the proposal has regard to the access and egress of bulk carriers to and from the site; and (ix) The frequency of refilling the proposed installation; and (x) The extent to which the proposal has regard to the separation distances to Residential Zones and facilities such as schools, rest homes, hospitals and marae; and (xi) The extent to which the proposal has regard to the location in relation to the nearest aquifer and/or surface water body; and (xii) The extent to which the proposal has regard to the nature of soils and subsoils; and (xiii) The extent to which the proposal has regard to the systematic identification of hazards and potential exposure pathways and assessment of associated risks; and (xiv) The extent to which the proposal has regard to the potential cumulative risks arising in conjunction with neighbouring activities or from cumulative effects in the receiving environment; and (xv) The extent to which the proposal has regard to the implementation of an Environmental Management System - a range of management systems are considered suitable, including the NZCIC (New Zealand Chemistry Industry Council), Responsible Care Programme, the ISO (International Standard Organisation) 9 000 and 14 000 systems, the ISRS (International Safety Rating System) or any other

Hazardous Substances and Contaminated Land Assessment Criteria		
		<p>recognised or accepted system which achieves the same objectives or intent; and</p> <p>(xvi) The extent to which the proposal has regard to the monitoring and maintenance schedules and plans; and</p> <p>(xvii) The extent to which the proposal has regard to the contingency plans for spills and other accidental releases of hazardous substances; and</p> <p>(xviii) The extent to which the proposal has regard to the emergency procedures and plans; and</p> <p>(xix) The extent to which the proposal has regard to the rehabilitation proposals in the event of spills; and</p> <p>(xx) The extent to which the proposal has regard to the site management systems for waste disposal and transportation of hazardous substances; and</p> <p>(xxi) The extent to which the proposal has regard to the intended transport routes and the placement of these routes in the roading hierarchy.</p>

21.1.20 **Health and General Amenity**

Health and General Amenity Assessment Criteria		
	Restricted Discretionary	
21.1.20.1	Lighting and glare	<p>(a) Whether the light spill and glare will adversely affect the amenity of the environment or create nuisance, particularly on adjoining residents.</p> <p>(b) Whether the light spill and glare will adversely affect traffic or road safety.</p> <p>(c) Whether the location and orientation of the lights minimises the spill onto neighbours properties.</p> <p>(d) Whether the duration and operating hours of activity and the extent of lighting is reasonable and appropriate within the receiving environment.</p> <p>(e) Whether screening, orientation or design can avoid, remedying or mitigate adverse effects.</p> <p>(f) Whether the lighting is necessary for reasons of providing for safety and/or security.</p> <p>(g) Whether the activity requiring the lighting results in benefits and positive effects.</p>

21.1.21 **Assessment Criteria and Information Requirements (this Section)**

21.1.22 **Heritage and Archaeology**

Heritage and Archaeology Assessment Criteria		
Restricted Discretionary Activities		
21.1.22.1	Heritage Item additions resulting in additional gross floor area	<p>(a) The extent to which scale of addition detracts from the heritage item.</p> <p>(b) The extent to which the style of the addition detracts from the heritage fabric and the heritage item.</p>
21.1.22.2	External alterations to a heritage item and heritage item additions	(a) The extent to which the style of the alteration does not detract from the values of the heritage building.
21.1.22.3	Additions or alterations to the rear of a Category C, or Karāpiro Hydroelectric Village Heritage Item	(a) The extent to which the height of the alteration or addition exceeds the height of the heritage item and detracts from its heritage values.
21.1.22.4	Construction of new buildings and relocated buildings within the site of a heritage item	<p>(a) The extent to which the new building or relocated building detracts from the heritage building, through inappropriate scale, design, or proximity to the heritage building.</p> <p>(b) The extent to which the new building or relocated building is constructed of similar or compatible materials to the heritage building, including painting or rendering finishes.</p> <p>In addition for relocated buildings only:</p> <p>(c) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(d) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(e) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(f) The timeliness of the works taking into account the extent and nature of the proposed works.</p>
21.1.22.5	Cultural sites, earthworks, driveways and wastewater treatment systems	(a) The extent to which the location of the building, earthworks, driveways, or wastewater treatment system adversely affects the values of the cultural site.
21.1.22.6	External additions or alterations to Category B - Karāpiro Hydroelectric Village Heritage Items and Category C items	<p>(a) The extent to which the addition or alteration detracts from the heritage building, through inappropriate scale, design, use of materials or finishes.</p> <p>(b) The extent to which the scale and style of the addition or alteration detracts from the heritage fabric and the heritage item.</p>
21.1.22.7	Additions resulting in additional GFA in the Karapiro Hydroelectric Village Heritage Item	<p>(a) The extent to which the scale of the extension is a similar form to the existing building including matters such as height and roof pitch.</p> <p>(b) Whether the extension obstructs key aspects of the dwelling, such as the front door and its relationship with the street.</p> <p>(c) Whether the materials used in the addition are in keeping with the materials that are predominantly used in the Karapiro Hydroelectric Village Heritage Item.</p>

Heritage and Archaeology Assessment Criteria		
21.1.22.8	Construction of new buildings and fencing within the Karapiro Hydroelectric Workers Village Heritage Item	<ul style="list-style-type: none"> (a) The extent to which the scale of the new buildings is similar to the dwelling on the site. (b) The extent to which the new building obstructs the view of the front façade from the road boundary. (c) The extent to which the height and materials used in any fencing is in keeping with the character of the Karapiro Hydroelectric Village Heritage Item. (d) The extent to which the material and finishes of the new building reflect those of the dwelling on the site. (e) The benefits gained by the owner in terms of providing more useable living space. (f) The extent to which there are other options available on the site for the location of the building. (g) The extent to which the new building has complied with any design guide for the precinct. (h) The outcome of consultation undertaken with Heritage New Zealand.
21.1.22.9	Conservation Management Plans	<ul style="list-style-type: none"> (a) The extent to which the Conservation Management Plan provides for the heritage values of the buildings and their surrounds. (b) The benefits to the St Peters School. (c) Whether or not consultation has occurred in the preparation of the Conservation Management Plan.
21.1.22.10	Signs on heritage items	<ul style="list-style-type: none"> (a) The extent to which the size, location and materials of the sign do not detract from the values of the heritage building.
<p>Discretionary Activities Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</p>		
21.1.22.11	General	<ul style="list-style-type: none"> (a) Whether the item is registered and the reasons for this registration under the Heritage New Zealand Pouhere Taonga Act 2014. (b) Whether any adverse effects on the registered heritage item or site can be avoided, remedied or mitigated. (c) The extent of modification to the features of importance as identified for the individual heritage item. (d) The importance (if any) of the setting surrounding the heritage feature. (e) The impact the proposal has on the integrity/value of the heritage item. (f) The importance attributed to the heritage item by the wider community. (g) Information, advice or opinion contained in the Heritage Report, provided with the environmental assessment of effects including the policies and requirements of any specific conservation plan and the heritage inventory relating to the heritage item. (h) The significance of the place to tāngata whenua as advised in a cultural impact assessment.

Heritage and Archaeology Assessment Criteria		
		<ul style="list-style-type: none"> (i) The extent to which any proposed works would affect the heritage character of the Item when viewed from outside the site. (j) The extent to which the design of the addition or alteration, extension or new building is determined by the functional requirements of its intended use. (k) The extent to which any contrasting design of alterations, additions or new buildings would accentuate the design features and integrity of the original buildings.
21.1.22.12	Additions and alterations to heritage items, Category A, B and B+ identified in Appendix N1 - Heritage Items	<ul style="list-style-type: none"> (a) The extent to which any alteration or addition to the frontage of the building does not detract from the heritage character of the heritage building. (b) The extent to which any special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained. (c) Whether the addition or alteration, is readily identifiable and also sympathetic in form, style, cladding, materials, opening (door/window) proportions and colour to the original heritage item. The materials used for the exterior walls and other elements of the façade, such as doors and windows should be sympathetic. Windows should be repeated at regular intervals with attention given to the design and placement of windows and doors to reflect the heritage fabric of the heritage item. For internal alterations the layout of the building (prior to additions or alterations) should be identifiable. (d) If an addition is to be demolished whether the (partial) demolition can be achieved without altering the heritage. (e) That the additions and alterations are able to be distinguished from the existing building, to the extent that the changes to the building over time can be understood. (f) Whether the addition or alteration will keep the loss of historic materials and craftsmanship to a minimum to avoid the destruction of the heritage fabric and significance of the item. (g) That the external alterations are not of a scale that detracts from the character of the heritage item. (h) The building additions/alterations should be documented (i.e. a portfolio with copies of the plans and photographs for the proposed work is sufficient, unless special information is stipulated as part of the consent or building permit conditions). (i) The extent to which the alterations/additions maintains the character and style of the group of buildings through the use of similar scale and proportions, the similar placement and details of windows and doors, building materials and colours. <p>Note: Elements of the structure that should be retained are those elements associated with the structure's historic character, use, rarity, landmark value, and craftsmanship etc, i.e. façade, exterior walls, openings, chimney, landscape and any other special elements identified on the building record.</p>

Heritage and Archaeology Assessment Criteria		
21.1.22.13	Demolition (includes partial demolition)	<ul style="list-style-type: none"> (a) The extent to which there has been a change in circumstances that has resulted in a reduction of the historical significance of the building or feature since the building was evaluated and listed. (b) The reasons why the heritage item is proposed to be demolished. (c) The extent to which the building can be economically adapted for reuse or relocated either within the site or off site, in preference to demolition, to retain the significance of the building for future generations. (d) The extent to which any alteration to the building can be made that retains the heritage item. (e) The extent to which the materials of the item can be reused and incorporated into future buildings on the site. (f) The extent to which the item in its current state poses a significant safety risk. (g) The extent to which the heritage significance of the site, group or precinct to which the heritage feature relates is compromised. (h) The extent to which the significance of the item to the community has been considered and the outcomes of any consultation undertaken. (i) The extent to which the effects of demolition can be mitigated by requiring the applicant to provide an accurate historical record of the building/structure. (j) The extent to which there are extenuating circumstances, such as the building presenting a danger to the public from being unstable, or the cost of repair would be so great that it would exceed the likely value of the restored building. (k) If demolition or removal is approved, the Historic Building Documentation (HBD) should include: the structure's history, photographic documentation and plans of the building/structure as prepared by a suitably qualified person in relation to heritage. The documentation must be completed and accepted by Council prior to building demolition/removal. (l) The extent to which any proposals for partial demolition or reconstruction are required in order to comply with earthquake strengthening or other health and safety requirements. (m) The extent to which any proposals for partial demolition would accentuate the design features and integrity of the original buildings.
21.1.22.14	Removal/relocation of a heritage item	<ul style="list-style-type: none"> (a) The extent to which the item is retained within the local community or Waipā District. (b) The extent to which the item is retained for a similar use or adaptive re use. (c) Relocation of the item to a similar setting. (d) Documentation (Historic Building Documentation) that should include: the structure's history, photographic documentation and plans of the building/structure as prepared by a suitably qualified person in relation to

Heritage and Archaeology Assessment Criteria		
		heritage. The documentation must be completed and accepted by Council prior to building removal/relocation.
21.1.22.15	Signs on heritage buildings	(a) The extent to which the location, size and colour of the sign/s detracts from the character and values of the heritage item. (b) The extent to which any signage on a heritage item would be visible from outside the site.
21.1.22.16	Heritage Item additions resulting in additional gross floor area	(a) The extent to which scale of addition detracts from the heritage item. (b) The extent to which the style of the addition detracts from the heritage fabric and the heritage item.

21.1.23 **Protected Trees**

Protected Trees Assessment Criteria		
Restricted Discretionary Activities		
21.1.23.1	Any pruning or maintenance of a protected tree that is not a permitted activity.	(a) The extent to which the work will affect the health of the tree or adversely affect any identified factor or value of the tree or any protected trees within the vicinity. (b) The extent to which pruning will adversely affect the surrounding landscape character of the area in which the tree is located. (c) The necessity for carrying out the works, including whether the works are required to prevent damage to buildings, services or property or to alleviate a significant hardship to nearby residents. (d) The methods to be used and whether this is in accordance with accepted arboricultural practice.
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.23.2	Removal of a Protected Tree	(a) Whether the Protected Tree or trees are causing, or likely to cause significant damage or harm to buildings, services or property, whether public or privately owned, or people. (b) The extent to which the Protected Tree has grown to the point of causing a significant hardship to nearby residents, including any significant loss of sunlight or extraordinary leaf and debris drop, and whether minor trimming or pruning will not or has not ameliorated the problem. (c) Whether there are any alternatives that would avoid the need for the Protected Trees removal. (d) The condition and STEM score of the Protected Tree. (e) The impact of the loss of amenity values that the Protect Tree provides for the surrounding environment. (f) Whether a replacement tree or trees can be established and maintained in an appropriate location.

Protected Trees Assessment Criteria		
21.1.23.3	Activities within the root protection zone of a protected tree	<ul style="list-style-type: none"> (a) The extent to which the activities within the root protection zone of a protected tree will: <ul style="list-style-type: none"> (i) Alter the soil levels or water levels through excavation or compaction; and (ii) Discharge or disperse any agent toxic to the tree; and (iii) Result in impervious surfacing; and (iv) Result in any damage to the protected tree or detract from its appearance. (b) The necessity for carrying out the works, including whether the Protected Tree is causing damage to property or infrastructure and whether there are any alternative locations available to the applicant or alternative methods available to protect the tree. (c) The extent of trimming and/or maintenance of the roots and the methods to be employed including whether this is in accordance with accepted arboricultural practice.

21.1.24 **Indigenous Biodiversity**

Indigenous Biodiversity Assessment Criteria		
Controlled Activities		
21.1.24.1	Te Awa Cycleway, indigenous vegetation clearance for a track up to 3m wide	<ul style="list-style-type: none"> (a) The area, quantity and location of vegetation removal proposed and the necessity of the removal, including justification of the extent. (b) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna. (c) The appropriateness of mitigation measures proposed including consideration of the no net loss principle.
21.1.24.2	Removal of indigenous vegetation for construction of new tracks in biodiversity corridors where clearance is less than 1 hectare	<ul style="list-style-type: none"> (a) The area, quantity and location of vegetation removal proposed. (b) The necessity of the removal, including justification of the extent. (c) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna. (d) The appropriateness of mitigation measures proposed including consideration of the no net loss principle.
21.1.24.3	Sustainable harvesting where the activity complies with Rule 24.4.2.3	<ul style="list-style-type: none"> (a) The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area. (b) The location, size and shape of the significant natural area or area in the biodiversity corridor in comparison to the area of sustainable harvesting. (c) The scale, extent and location of the area or trees to be harvested. (d) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna.

Indigenous Biodiversity Assessment Criteria		
		(e) The extent to which adverse effects on the long term ecological sustainability and biodiversity values (including significant indigenous vegetation or habitat) are avoided, remedied or mitigated during harvesting, including consideration of the no net loss principle.
21.1.24.4	Removal of indigenous vegetation for the purpose of reducing risk to existing transmission or distribution lines	<p>(a) The area and location of vegetation removal proposed and the necessity of the vegetation removal to reduce risk including justification of the extent proposed.</p> <p>(b) The extent of effects on the value and characteristics of any significant natural area or bush stand including consideration of connectivity between SNA and along biodiversity corridors.</p> <p>(c) The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area.</p> <p>(d) The nature and extent of any effects on landscape.</p> <p>(e) The appropriateness of mitigation measures proposed including consideration of the no net loss principle.</p>
21.1.24.5	Removal of manuka/kanuka in a local SNA where the activity complies with Rule 24.4.2.1	<p>(a) The area, quantity and location of vegetation removal proposed and the necessity of the removal, including justification of the extent.</p> <p>(b) The extent to which the removal will have an adverse effect on the sustainability or connectivity between significant natural areas.</p> <p>(c) The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area.</p> <p>(d) The appropriateness of mitigation measures proposed including consideration of the no net loss principle.</p> <p>(e) Consideration of potential alternatives to removal of indigenous vegetation.</p>
21.1.24.6	Removal of indigenous vegetation for any other purpose in biodiversity corridors where clearance is less than 1 hectare	<p>(a) The area, quantity and location of vegetation removal proposed.</p> <p>(b) The necessity of the removal, including justification of the extent.</p> <p>(c) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna.</p> <p>(d) The appropriateness of mitigation measures proposed including consideration of the no net loss principle.</p>
Restricted Discretionary Activities		
21.1.24.7	Removal of indigenous vegetation for construction of new tracks in local SNAs or in Biodiversity Corridors where clearance is 1 hectare or more.	<p>(a) The area, quantity and location of vegetation removal proposed.</p> <p>(b) The necessity of the removal, including justification of the extent.</p> <p>(c) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna.</p> <p>(d) The appropriateness of mitigation measures proposed including consideration of the no net loss principle.</p>

Indigenous Biodiversity Assessment Criteria		
		(e) Consideration of potential alternatives to removal of indigenous vegetation.
21.1.24.8	Removal of manuka/kanuka where the activity does not comply with Rule 24.4.2.1	(a) The area, quantity and location of vegetation removal proposed and the necessity of the removal, including justification of the extent. (b) The extent to which the removal will have an adverse effect on the sustainability or connectivity between significant natural areas or biodiversity corridors. (c) The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area. (d) The appropriateness of mitigation measures proposed including consideration of the no net loss principle. (e) Consideration of potential alternatives to removal of indigenous vegetation.
21.1.24.9	Sustainable harvesting where the activity does not comply with Rule 24.4.2.3	(a) The location, size and shape of the significant natural area or area in the biodiversity corridor in comparison to the area of sustainable harvesting. (b) The scale, extent and location of the area or trees to be harvested. (c) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna. (d) The extent to which adverse effects on the long term ecological sustainability and biodiversity values (including significant indigenous vegetation or habitat) are avoided, remedied or mitigated during harvesting, including consideration of the no net loss principle.
21.1.24.10	Removal of indigenous vegetation for electricity transmission or distribution line purposes other than reducing risk	(a) The area and location of vegetation removal proposed and the necessity of the vegetation removal to reduce risk including justification of the extent proposed. (b) The extent of effects on the value and characteristics of any significant natural area or bush stand including consideration of connectivity between SNA and along biodiversity corridors. (c) The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area. (d) The nature and extent of any effects on landscape. (e) The appropriateness of mitigation measures proposed including consideration of the no net loss principle. (f) Consideration of potential alternatives to removal of vegetation.
21.1.24.11	Removal of indigenous vegetation for any other purpose in Biodiversity Corridors where clearance is 1 hectare or more	(a) The area, quantity and location of vegetation removal proposed. (b) The necessity of the removal, including justification of the extent. (c) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna. (d) The appropriateness of mitigation measures proposed including consideration of the no net loss principle.

Indigenous Biodiversity Assessment Criteria		
		(e) Consideration of potential alternatives to removal of indigenous vegetation.
21.1.24.12	Conservation activities where the activity does not comply with Rule 24.4.2.2	(a) The area, quantity and location of vegetation removal proposed and the necessity of the removal, including justification of the extent. (b) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna. (c) The nature and extent of effects, including any positive benefit on indigenous biodiversity including at risk or threatened species known to inhabit the area. (d) Consideration of potential alternatives to removal of indigenous vegetation.
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.24.13	General	(a) The characteristics and values that deem the area to be a significant natural area and the extent to which the activity adversely affects those characteristics and values including, in terms of: <ul style="list-style-type: none"> (i) Fragmentation and isolation of indigenous ecosystems and habitats; and (ii) Reduction in the extent of indigenous ecosystems and habitats (including loss of riparian and buffer vegetation) and impact on the ecological functions and integrity of the significant natural area, peat lake and/or wetland; and (iii) Impact on the ecological relationship between significant natural area, peat lake and/or wetland features (e.g. connectivity and buffering); and (iv) Loss or disruption to migratory pathways in water, land or air; and (v) Loss or diminishment of hydrological flows, water levels and water quality; and (vi) Changes resulting in an increased threat from animal and plant pests; and (vii) Effects which contribute to a cumulative loss or degradation of indigenous habitats and ecosystems; and (viii) Loss or reduction of amenity values, cultural values or natural character; and (ix) Any proposals for rehabilitation including riparian management; and (x) A reduction in the value of the cultural and spiritual association with indigenous biodiversity which are held by tāngata whenua; and (xi) Noise and disturbance [from people and vehicles] on indigenous species; and (xii) Loss of habitat that supports indigenous species at risk or under threat of extinction; and (xiii) Spread of non-native animal and plant pest species; and

Indigenous Biodiversity Assessment Criteria		
		<ul style="list-style-type: none"> (xiv) The practical use of the land for farming; and (xv) The ability for the activity to be reasonably located or undertaken on another part of the site in a way that will result in a nil or lesser impact on the significant natural area; and (xvi) The extent to which any runoff or stormwater resulting from the establishment of the activity will lead to siltation; and (xvii) For network utilities the proposal must demonstrate the necessity to locate within the significant natural area; and (xviii) The extent to which the activity can provide opportunities for enhancement of ecological health and values of the significant natural area. <p>(b) The appropriateness of mitigation measures proposed including consideration of the no net loss principle.</p>
21.1.24.14	Removal of indigenous vegetation for any other purpose in a local SNA	<ul style="list-style-type: none"> (a) The extent to which the removal of the vegetation will affect amenity values within the area. (b) The area, quantity and location of vegetation removal proposed and the necessity of the removal, including justification of the extent. (c) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna. (d) The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area. (e) The nature and extent of any effects on landscape. (f) The appropriateness of mitigation measures proposed including consideration of the no net loss principle. (g) Consideration of potential alternatives to removal of indigenous vegetation.
21.1.24.15	Removal of manuka/kanuka in national or regional SNAs or bush stands	<ul style="list-style-type: none"> (a) The area, quantity and location of vegetation removal proposed and the necessity of the removal, including justification of the extent. (b) Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna. (c) The extent to which the removal will have an adverse effect on the sustainability or connectivity between significant natural areas or bush stands. (d) The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area. (d) The appropriateness of mitigation measures proposed including consideration of the no net loss principle. (e) Consideration of potential alternatives to removal of indigenous vegetation.

21.1.25 **Landscapes and Viewshafts**

Landscapes and Viewshafts Assessment Criteria		
Controlled Activities		
21.1.25.1	New farm access tracks and earthworks (including farm quarries) greater than 500m ³ per calendar year	<ul style="list-style-type: none"> (a) The extent to which the earthworks are visible from a public place. (b) The extent to which the planting plan will mitigate effects in landscape values. (c) The extent to which the farm access track and earthworks responds to the guidelines in Appendix DG7.
21.1.25.2	Cultural landscapes only: Earthworks, construction or placement of new buildings. For the purposes of this rule, earthworks includes any filling and cutting deeper than 1m below the soil surface and/or greater than 500m ³ , for any activity but excludes fencing, tile drainage, and maintenance of existing tracks and tree planting; and 'building' does not include additions to existing buildings	<ul style="list-style-type: none"> (a) The extent to which the location of the earthworks affects cultural values. (b) The extent to which the location of the new building affects cultural values. (c) The extent to which the location of the installation of the wastewater system affects cultural values. (d) The extent to which there is no other appropriate alternative location for the activity.
21.1.25.3	A primary dwelling, where the property is predominantly located within a landscape overlay area and the site existed prior to 30 May 2014	<ul style="list-style-type: none"> (a) The extent to which the location, colour, scale, form, design and materials (including non-reflective glazing) integrate the building and access into the landscape and/or obstructs or detracts from the landscape or feature. (b) The protection of existing vegetation and/or proposed mitigation/enhancement planting to assist the visual integration of built form. (c) Retaining wall scale, materials and colour. (d) Fencing scale, materials and height. (e) Driveway location, integration with the landscape and colour/materiality. (f) The extent to which the building responds to the guidelines in Appendix DG7.
21.1.25.4	Harvesting of forestry planted prior to 30 May 2014 and harvesting with or without replanting AND all other forestry harvesting involving clearfelling with replanting	<ul style="list-style-type: none"> (a) The effect of the harvesting activity on the ecological values of the site and surrounding environment. (b) The extent to which harvesting will be undertaken in a manner that does not result in significant adverse effects on landscape values. (c) The landscape effects of any tracking required to facilitate harvesting. (d) The nature and extent of any effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga.
21.1.25.5	Planting of 2ha or more of mixed exotic forestry species per holding subject to a Landscape Management Plan	<ul style="list-style-type: none"> (a) How the overall location, layout, extent, choice of species and their arrangement responds to the site specific landscape conditions including slope, aspect, microclimate, soil conditions, adjacent vegetation character and patterns, and public views. (b) The nature and extent of effects on landscape values including:

Landscapes and Viewshafts Assessment Criteria		
		<ul style="list-style-type: none"> (i) Effects on the visual amenity of the area including views from public places and neighbouring dwellings, and whether the planting introduces an incongruous visual pattern and character; and (ii) The extent to which the planting layout, extent and species distribution integrates with and reinforces existing landform and vegetation patterns. (c) The nature and extent of effects on landscape values as a consequence of species harvesting cycles and the intended harvesting method. (d) Benefits of forestry in terms of land stability. (e) The nature and extent of effects, both positive and negative, of the activity on the biodiversity values of the site and surrounding environment, including effects on the ecological values of any adjacent indigenous vegetation in consideration of any relevant Waikato Regional Council pest management strategy. (f) The nature and extent of any effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga.
Restricted Discretionary Activities		
21.1.25.6	New farm access tracks and earthworks (including farm quarries) greater than 500m ³ per calendar year in outstanding landscapes	<ul style="list-style-type: none"> (a) The extent to which the earthworks detract from the values and characteristics of the landscape. (b) The extent to which the earthworks are visible from a public place. (c) The extent to which a re-vegetation plan mitigates adverse effects. (d) The extent to which the farm access track and earthworks responds to the guidelines in Appendix DG7.
21.1.25.7	Buildings less than 3m in height or less than or equal to 20m ² in an area of outstanding landscapes	<ul style="list-style-type: none"> (a) The extent to which the colour and materials of the building integrate the building into the landscape. (b) The extent to which the building has used low reflective glass and limited glazing to minimise reflectivity. (c) The extent to which the height and location of the building integrate the building into the landscape. (d) The extent to which a building extends above a ridgeline. (e) The extent to which the building responds to the guidelines in Appendix DG7.
21.1.25.8	Buildings greater than 3m in height, and/or greater than 20m ² in area	<ul style="list-style-type: none"> (a) The extent to which the location and scale of the building obstructs or detracts from the landscape or feature. (b) The extent to which the colour and materials integrate the building into the landscape. (c) The extent to which the building has used low reflectivity glass and uses the building form to minimise the reflectivity of glazing. (d) The protection of existing vegetation and/or proposed mitigation/enhancement planting to assist the visual integration of built form. (e) Retaining wall scale, materials and colour. (f) Fencing scale, materials and height.

Landscapes and Viewshafts Assessment Criteria		
		<ul style="list-style-type: none"> (g) Driveway location, integration with the landscape and colour/materiality. (h) The extent to which a building extends above a ridgeline. (i) In the River and Lake Environs Landscape Area, whether the whole of the building and structure including the roof is below the ridgeline when viewed from the Waikato River and its associated lakes. (j) Within the High Amenity Landscapes and River and Lake Environs: <ul style="list-style-type: none"> (i) The extent to which the building is set back from the river and does not dominate the river landscape; and (ii) The extent to which the location of the building and accessway integrates into the surrounding natural environment; and (iii) Whether the grouping of buildings obstructs or detracts from the landscape or feature; and (iv) The extent to which the building does not compromise cultural values associated with the River. (k) On vacant sites, whether the building location is constrained by other topographical or geotechnical constraints. (l) The extent to which the building responds to the guidelines in Appendix DG7.
21.1.25.9	A primary dwelling, where the property is predominantly located within the Outstanding Natural Feature or Landscape Overlay and the site existed prior to 30 May 2014	<ul style="list-style-type: none"> (a) The extent to which the location, colour, scale, form, design and materials (including non-reflective glazing) integrate the building and access into the landscape and/or obstructs or detracts from the landscape or feature. (b) The protection of existing vegetation and/or proposed mitigation/enhancement planting to assist the visual integration of built form. (c) Retaining wall scale, materials and colour. (d) Fencing scale, materials and height. (e) Driveway location, integration with the landscape and colour/materiality. (f) The extent to which the building responds to the guidelines in Appendix DG7. (g) The extent to which dwellings within Outstanding Landscapes have used low reflectivity glass and/or use the building form to minimise the reflectivity of glazing particularly where more than 40% of an exterior wall is in glazing.
21.1.25.10	Artificial screens and ancillary structures	<ul style="list-style-type: none"> (a) The extent to which the colour and materials of the artificial screen and/or ancillary structure integrates into the landscape. (b) The extent to which the height and location of the artificial screen and/or ancillary structure integrates into the landscape. (c) The extent to which the artificial screen and associated structure responds to the guidelines in Appendix DG7. (d) The extent to which the artificial screen and/or ancillary structure is visible from a public place.

Landscapes and Viewshafts Assessment Criteria		
21.1.25.11	Shelterbelts, including shelterbelts in viewshafts and the State Highway 3 scenic corridor	<ul style="list-style-type: none"> (a) The extent to which the shelterbelt might block views to landscape features from viewshafts. (b) The height the proposed species within the shelterbelt could potentially grow to. (c) The extent to which the shelterbelt responds to the guidelines in Appendix DG7. (d) The extent to which the shelterbelt is visible from a public place.
21.1.25.12	Planting of two hectares or more of single species exotic forestry per holding	<ul style="list-style-type: none"> (a) The nature and extent of effects of the forestry on landscape values as follows: <ul style="list-style-type: none"> (i) Whether the proposed forestry is likely to be visually prominent to the extent that it dominates or detracts from views and landscape values; and (ii) The extent of roading and tracking required to facilitate harvest; and (iii) Visibility and extent of any area being harvested; and (iv) The extent to which forestry boundaries reinforce landform boundaries. (b) The potential to block important views from roads and other public places. (c) The proximity to neighbouring properties, and the potential to shade neighbouring residences. (d) The effect of the activity on the ecological values of the site and surrounding environment. (e) The extent to which harvesting will be undertaken in a manner that does not result in significant adverse effects on landscape values. (f) The nature and extent of any effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga. (g) Benefits of forestry in terms of land stability.
21.1.25.13	Glazing of structures and buildings	<ul style="list-style-type: none"> (a) The extent to which the location and visibility of the structure or building accentuates or minimises the effect of glazing and associated reflectivity. (b) The extent to which the orientation and design of the structure or building incorporates materials or layout to minimise reflectivity including the visual prominence of glazing to integrate the building into the surrounding natural environment. (c) The extent to which the structure or building incorporates low reflectivity glass and/or uses the building form to minimise the reflectivity of glazing particularly where more than 40% of an exterior wall is in glazing. (d) The extent to which the structure or building uses eaves to minimise the reflectivity of glazing or recessed windows and doors in the visible façade to avoid the reflectivity effects of a flat elevation.
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.25.14	General	<ul style="list-style-type: none"> (a) The extent to which an additional building on the site may cause adverse effects on the identified landscape.

Landscapes and Viewshafts Assessment Criteria		
		<p>(b) The extent to which the siting, orientation, design, and bulk of the building/s and materials used for their construction, with particular regard to the reflectivity of the finish (including the visual prominence of glazing), integrate the building into the surrounding natural environment.</p> <p>(c) The extent to which the finished building roofline, will be below the nearest ridgeline.</p> <p>(d) The extent to which the location of buildings, artificial screening, and shelter belts obstructs the identified viewshafts on State Highway 3, State Highway 39 and the Te Awamutu to Cambridge Road and the Rangiaowhia Ridge area.</p> <p>(e) The extent to which planting/landscaping is proposed in order to mitigate adverse effects of building/s and earthworks; and whether trees are planted to follow the contour line rather than vertical lines.</p> <p>(f) The extent to which commercial forestry and woodlot planting is shaped to the lie of the land not to property boundaries, and avoids harsh geometric shapes, and whether cosmetic edge planting around commercial forests integrates with the surrounding indigenous vegetation.</p> <p>(g) The extent to which the effects of glazing detract from the values of the identified landscape, or the viewshaft.</p> <p>(h) The extent to which any harvesting is undertaken in a manner that does not result in significant adverse effects on landscape values.</p> <p>(i) The nature and extent of any effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga.</p>
21.1.25.15	Earthworks and recontouring	<p>(a) The extent to which the scale and location of earthworks associated with roads, vehicular access tracks, and building sites, or recontouring detracts from the values and character of the landscape.</p> <p>(b) The extent to which the cut and fill has been minimised and the final contours can be re-vegetated.</p> <p>(c) The extent to which there is visual screening of the face of cuts and fills including those associated with farm access tracks as seen from public places and roads.</p> <p>(d) The extent to which earthworks maintain the existing landform profile and align to the contour.</p> <p>(e) The extent to which the location of the driveway or farm access tracks is aligned to the shallowest point of the contour to reduce the need for large amounts of cut and fill to provide a terrace for the driveway or farm track.</p>
21.1.25.16	Mineral and aggregate extraction, and mineral prospecting	<p>(a) The extent to which the scale and location of the activity, associated roads, vehicular access tracks, buildings and recontouring detracts from the values and character of the landscape.</p> <p>(b) The extent to which the cut and fill has been minimised and the final contours can be re-vegetated.</p> <p>(c) The extent to which there is visual screening of the face of cuts and fills as seen from public places and roads.</p>

<u>Landscapes and Viewshafts Assessment Criteria</u>		
		<p>(d) The extent to which the activity maintains the existing landform profile and aligns to the contour.</p> <p>(e) The topography, drainage, natural watercourses, existing vegetation cover and any other significant landforms or natural features within the area subject to the proposed activity.</p> <p>(f) The extent to which the siting, orientation, design, and bulk of the building(s) and materials used for their construction, with particular regard to the reflectivity of the finish, integrate the building into the surrounding natural environment.</p> <p>(g) The extent to which the finished building roofline, will be below the nearest ridgeline.</p> <p>(h) The extent to which the activity complies with Assessment Criteria 21.1.4.33.</p>

21.1.26 **Lakes and Water bodies**

<u>Lakes and Water bodies Assessment Criteria</u>		
Restricted Discretionary Activities		
21.1.26.1	23m setback from lakes and water bodies	<p>(a) The extent to which the proposed building or activity would affect the ecological values of the area.</p> <p>(b) The extent to which the proposed activity, or buildings would not impede the passage of flood flows and the maintenance and enhancement of riparian habitat.</p> <p>(c) The extent to which the activity impacts on natural character, cultural and amenity values.</p> <p>(d) The extent to which the activity impacts on public access to the lake or water body.</p> <p>(e) The extent to which the activity impacts on any heritage features (as listed in Appendix N1), cultural sites, identified natural and cultural landscapes, or archaeological sites.</p> <p>(f) The extent to which the activity impacts on the recreational values of the lakes and water bodies.</p> <p>(g) The extent to which the activity adversely affects adjoining land based activities.</p>
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.26.2	General	<p>(a) The extent to which the proposed building, earthworks, or vegetation removal would affect the ecological values of the area.</p> <p>(b) The extent to which the proposed activity, or buildings would impede the passage of flood flows and the maintenance and enhancement of riparian habitat.</p> <p>(c) The extent to which the activity impacts on natural character, cultural and amenity values, including any identified landscape areas of the water bodies.</p> <p>(d) The extent to which the activity impacts on public access to the lake or water bodies.</p>

Lakes and Water bodies Assessment Criteria		
		<p>(e) The extent to which the activity impacts on any heritage features (as listed in Appendix N1), cultural sites, identified natural and cultural landscapes, or archaeological sites.</p> <p>(f) The extent to which the activity impacts on the recreational values of the lakes and water bodies.</p> <p>(g) The extent to which the activity adversely affects adjoining land-based activities.</p> <p>(h) The extent to which the activity affects the activity on other users of the surface of waters of the lake or river, including recreational and commercial activities.</p> <p>(i) The extent to which the activity produces smoke, odour, fumes, dust, noise, glare or any other nuisance effects.</p> <p>(j) The extent to which the hours of operation of an activity on the surface of water, including any associated activities carried out on adjacent land, causes adverse effects on adjoining sites.</p> <p>(k) The extent of the effect of the timing of the event with respect to the water level of the river/lake.</p> <p>(l) The extent to which the activity provides for opportunities to enhance and restore the natural character of water bodies, lakes and their margins.</p>
21.1.26.3	Iwi management planning documents	<p>(a) The extent to which the activity supports outcomes in recognised Iwi management planning documents.</p> <p>Note: Council maintains a list of recognised Iwi management planning documents. These documents can be viewed at Council offices. Council is required to have regard to the Waikato-Tainui Environmental Plan when considering consent applications (Section 40 (2) of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010).</p>

21.2 Information Requirements

21.2.1 Strategic Policy Framework

There are no additional information requirements for the Strategic Policy Framework Section.

21.2.2 Residential Zone

Council has standard information sheets which list the general information requirements for all resource consents. The information requirements listed below are additional to those requirements.

Residential Zone Information Requirements		
21.2.2.1	In-fill housing and compact housing plans and development plans for retirement village accommodation and associated care facilities and rest homes	<p>(a) The applicant shall submit plans of buildings, infrastructure and stormwater and landscaping reports and other supplementary information as may be necessary to show clearly:</p> <p>(i) The proposed use of land and buildings; and</p> <p>(ii) The bulk and location of buildings and their relationship to buildings on surrounding sites; and</p>

Residential Zone Information Requirements		
		<ul style="list-style-type: none"> (iii) How the design, layout and architecture of the development integrates with the immediate locality, promotes on-site safety and security and contributes positively to the streetscape; and (iv) The outlook that residents will have and for independent units private outdoor living areas; and (v) On-site stormwater management and the relationship to off-site stormwater management. Developments that promote low impact “green” stormwater techniques will be preferred; and (vi) The position of the main living room in dwellings; and (vii) For independent units the location of private outdoor living space and means of obtaining privacy for use of the space; and (viii) How the development caters for vehicle and pedestrian access, safe traffic movements including access roads, pedestrian ways and parking, including communal parking areas, if provided; and (ix) Public reserves and communal open space; and (x) On-site landscaping and how it contributes to the integration of buildings into the surrounding neighbourhood; the safe use of private, public or common use areas on the site; and softens the visual effect of the development on the surrounding environment; and (xi) The degree of solar access that the dwellings will be provided with. <p>(b) Council may require an urban design report and or a heritage assessment to be submitted with the application.</p>

21.2.3 Large Lot Residential Zone

There are no additional information requirements for the Large Lot Residential Zone.

21.2.4 Rural Zone

Rural Zone Information Requirements		
21.2.4.1	Mineral extraction activities	<ul style="list-style-type: none"> (a) The topography, drainage, natural watercourses, existing vegetation cover and any other significant landforms or natural features within the area subject to the proposed activity. (b) The proposed design and location of proposed buildings, structures and any plant or machinery to be used in a fixed position. (c) Proposed access points and internal traffic circulation patterns. (d) The potential effects on adjacent properties in terms of noise, glare, dust, odour, traffic and any proposed mitigation measures. (e) Proposed setbacks, landscaping planting and screening measures.

Rural Zone Information Requirements		
		<p>(f) A general description of the excavation and blasting programme including the proposed methods of overburden stripping and mineral extraction.</p> <p>(g) A Quarry Management Plan for mineral extraction activities shall include the following relevant details:</p> <p>(i) Location of staged work areas, buildings, site traffic and parking (excluding consideration of the number of parking spaces for cars); and</p> <p>(ii) Location of where the material will be extracted from; and</p> <p>(iii) Rehabilitation of the site including measures for topsoil and contour reinstatement, levelling and backfilling, planting and landscaping and removal of structures, plant and machinery; and</p> <p>(iv) Methods of protection for water bodies from bund failure, erosion, stormwater contamination and provision of appropriate setbacks; and</p> <p>(v) Methods to prevent discharge of contaminants into the air, to contain spills from machinery or maintenance activities and to securely store and handle hazardous substances on the site; and</p> <p>(i) An Integrated Transport Assessment if required; and</p> <p>(j) An acoustic report prepared by a suitably qualified acoustic expert certifying that the anticipated noise level to be generated from the activity will be achieved subject to the implementation of the proposed mitigation measures.</p>
21.2.4.2	Woodlot and commercial forestry: harvesting	<p>(a) An estimate of the volume of wood to be harvested.</p> <p>(b) The expected programme of work for harvesting.</p> <p>(c) The roads proposed to be used and anticipated volume and timing of traffic.</p> <p>(d) A traffic management proposal, to demonstrate how the effects of logging trucks will be mitigated.</p> <p>(e) How sediment and erosion control measures, and setbacks from water bodies will be addressed.</p> <p>(f) If the site has been identified as a significant colony or nesting site of at risk or threatened indigenous species - a report by a suitably qualified and experienced ecologist as to the effects which the harvesting will have on the colony or site and how adverse effects can be avoided or mitigated.</p>
21.2.4.3	Identification and imposition of a quarry buffer area and a mineral extraction area in conjunction with a mineral extraction activity	<p>(a) If required, a report prepared by a suitably qualified independent expert, certifying the extent of the boundaries of the mineral extraction area and the quarry buffer area.</p> <p>(b) A site plan and general description of the location including topography, contours, existing vegetation cover, water bodies, identified features, sites, items or areas within the mineral extraction area and quarry buffer area.</p> <p>(c) A description of the proposed life span of the operation, timing, nature and extent of rehabilitation works proposed that would contribute to the ability for the quarry buffer area to be uplifted.</p> <p>(d) Information which demonstrates that:</p>

Rural Zone Information Requirements		
		<ul style="list-style-type: none"> (i) The mineral extraction area contains an adequate area of land which will enable the effects of the mineral extraction activity to be contained on the site as far as is practicable. (ii) Alternatives to the imposition of a quarry buffer area have been considered, including internalisation of effects. (iii) The extent of the quarry buffer area has been minimised by measures including location of processing plant, activity design, setbacks, landscaping or planting. (iv) The topography of the site and/or surrounding area has been employed as far as possible to minimise the extent of the quarry buffer area. (v) The assessment has taken account of prevailing weather patterns, particularly wind patterns. (vi) The extent of the quarry buffer area has been minimised to take account of the use of surrounding land for the carrying out of other activities. (vii) Alternative locations for the quarry buffer area have been considered. (viii) The boundaries of the quarry buffer area and mineral extraction area have taken into account the effects of noise, explosions, vibrations, smell, smoke, dust, glare, fumes and any discharge of contaminants into the air or water. (ix) The boundaries of the quarry buffer area and mineral extraction area have taken into account visual effects including the likely adverse effects on the appearance of the environs for residents from excavations, heaps, dumps, spoil or other materials, processing plant and buildings. <p>(e) A noise assessment report prepared by a suitably qualified acoustic expert certifying the extent of the boundaries of the quarry buffer area and mineral extraction area required after consideration of:</p> <ul style="list-style-type: none"> (i) The time and frequency that the activity occurs; and (ii) The duration of noise and/or vibration continuance; and (iii) Any adverse effects on adjacent properties and/or activities; and (iv) Any special characteristics of the noise and/or vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment; and (v) How the operation and management of the mineral extraction activity will avoid or minimise potential effects on neighbouring properties; and (vi) Mitigation proposals to address potential noise and vibration effects; and (vii) Whether the topography of the area influences sound propagation, particularly the effects of blasting.

21.2.4A **Significant Mineral Extraction Zone**

Significant Mineral Extraction Zone Information Requirements		
21.2.4A.1	Quarry Management Plan	<p>The Quarry Management Plan will provide details about the operation of the quarry and include:</p> <ul style="list-style-type: none"> (a) A site plan indicating: <ul style="list-style-type: none"> (i) Existing topography, contours, natural water bodies, vegetation cover and any other significant features; and (ii) Site layout, general design and location of buildings; and (iii) Areas for extraction (including pits and faces), storage (including overburden), stockpiling, processing and distribution; and (iv) Indicative final contours; and (v) Boundary screening where necessary. (b) A description of current and future operations, including: <ul style="list-style-type: none"> (i) Vegetation removal and site preparation, including stripping and stockpiling or disposal of soil and overburden; and (ii) Blasting (in particular frequency); and (iii) Mineral extraction, processing, storage and distribution; and (iv) Estimated volume of minerals to be extracted; and (v) Estimated timeframe and staging of mineral extraction; and (vi) The proposed rehabilitation programme; and (vii) The proposed methodology for certifying imported cleanfill; and (viii) The method of site access, vehicle circulation and on-site parking (excluding consideration of the number of parking spaces for cars). (c) A description of methods to: <ul style="list-style-type: none"> (i) Manage debris on roads, dust, noise, glare and vibration; and (ii) Manage the effects associated with vehicle movements at the site entrance, including queuing, parking (excluding consideration of the number of parking spaces for cars) and loading arrangements to address any safety effects outside the site; and (iii) Manage the number of heavy vehicles exiting the site during the peak periods on the surrounding road network to ensure the total number of movements, including those from other significant mineral extraction activities, do not significantly affect the capacity of the intersection of Karapiro Road and State Highway 1; and (iv) Manage the number of heavy vehicles and driver behaviour to minimise significant adverse safety effects within 30 minutes before school start-time (normally 9.10am) and 30 minutes after school end-

Significant Mineral Extraction Zone Information Requirements		
		<p>time (normally 3:10pm) in the vicinity of the Karapiro School; and</p> <p>(v) Manage peak heavy vehicle movements (rate and distribution) to minimise significant adverse effects on the safety and efficiency of the road network; and</p> <p>(vi) Measures to encourage driver behaviour to minimise avoidable adverse noise, vibration and safety impacts, including managing engine braking, acceleration rates and speeds; and</p> <p>(vii) Address the adverse impacts of heavy vehicle movements on accelerated reduction in the useful life of local roads including payment of a financial contribution (assessed in accordance with Rule 18.4.2.14 and net of any funding from other sources); and</p> <p>(viii) Protect and maintain areas of ecological importance, outstanding natural features or archaeological sites.</p> <p>(d) Monitoring and reporting proposed in relation to the above measures.</p> <p>(e) Any amendments to the Quarry Management Plan are subject to Rule 4A.4.2.1.</p>

21.2.5 Reserves Zone

There are no additional information requirements for the Reserves Zone.

21.2.6 Commercial Zone

Commercial Zone Information Requirements		
21.2.6.1	Site analysis statement: Precinct areas	<p>(a) A site analysis statement shall be provided with sufficient information to assess the proposed development against the character statements in Appendix DG 2 to DG 6 Guidance on the type and level of information is provided below.</p> <p>(b) For new buildings, a site analysis statement shall include consideration of the following:</p> <p>(i) The scale and parapet heights of adjacent buildings; and</p> <p>(ii) The materials used on adjacent buildings; and</p> <p>(iii) Whether adjacent buildings have consistent forms of verandah; and</p> <p>(iv) The patterns of fenestration/window design that have been used; and</p> <p>(v) Setbacks, or lack thereof on adjacent sites; and</p> <p>(vi) Whether adjacent buildings are modulated or broken up, both horizontally and vertically; and</p> <p>Note: This is often done through banding, cornice lines and parapets horizontally with elements such as windows (projecting or flush) column pilaster and parapet pediments breaking the building vertically.</p> <p>(vii) Whether the new building widths are similar to the frontage widths of adjacent buildings; and</p>

<u>Commercial Zone Information Requirements</u>		
		<p>Note: For example most properties in Cambridge contain relatively small frontages.</p> <p>(viii) How the proposed building will be in keeping with the existing context and character of the streetscape.</p> <p>(c) For alternations or additions to buildings, a site analysis statement shall also include consideration of the above matters, where relevant, and also:</p> <p>(i) How the alterations or additions to the existing building are designed to respect and retain the original style of the building.</p> <p>Note: The Character Descriptions attached in Appendix DG2 to DG6 contain a description of the existing character of each precinct area and a series of design statements. The design statement and descriptions have been provided to assist people in preparing applications for new buildings and additions and alterations to existing buildings in the precinct areas. This information will also be used by Council planners in assessing applications.</p>

21.2.7 Industrial Zone

There are no additional information requirements for the Industrial Zone.

21.2.8 Lake Karāpiro Events Zone

There are no additional information requirements for the Lake Karāpiro Events Zone.

21.2.9 Mystery Creek Events Zone

<u>Mystery Creek Events Zone Information Requirements</u>		
21.2.9.1	Concept plans	<p>(a) Any concept plan shall show diagrammatically, in the form of precincts:</p> <p>(i) The general distribution of activities, buildings, open space and if provided parking facilities; and</p> <p>(ii) Provision for access to and movement within the site for vehicles, pedestrians and cyclists as appropriate; and</p> <p>(iii) The interrelationships with the surrounding locality including buffer areas, linkages to local centres and access to public transport; and</p> <p>(iv) Future development areas, major framework landscaping and protected natural heritage and cultural features; and</p> <p>(v) The parameters to which development in different areas will be subject, in terms of the general configuration and bulk of existing and proposed buildings; and</p> <p>(vi) Such other information as may be needed to give effect to the intentions of the zone; and</p> <p>(vii) Where any development or activity is not in accordance with the provisions of the concept plan then assessment against the provisions of the</p>

Mystery Creek Events Zone Information Requirements		
		Mystery Creek Events one or a separate resource consent will be required for that development or activity.
21.2.9.2	Night-time activity days: noise management plan	<p>(a) Prior to the exercising of Day/Night Activity Days (DNAD), Council will require a noise management plan to be prepared by a suitably qualified acoustic practitioner and approved by Council. The noise management shall include the following:</p> <ul style="list-style-type: none"> (i) Identification and likely duration of possible sources of significant noise; and (ii) The means of monitoring such noise when it occurs; and (iii) The technical and functional means of attenuating such noise; and (iv) The managerial means of controlling such noise and implementing the attenuation methods; and (v) Whether it is appropriate to advise residents and how complaints received will be recorded; and (vi) Provisions for review if the event is likely to be a reoccurring event.

21.2.10 Airport Business Zone (Titanium Park)

Airport Business Zone (Titanium Park) Information Requirements		
21.2.10.1	Landscaping	<p>(a) An appropriate landscaping plan prepared by an experienced practitioner shall be lodged for approval with any land use consent or building consent application for a building on a site which requires a landscaped yard in this zone. This requirement may be waived for minor building works or where the landscaping has already been provided.</p>

21.2.11 St Peters School Zone

There are no additional information requirements for the St Peters School Zone.

21.2.12 Karāpiro and Arapuni Hydro Power Zone

Karāpiro and Arapuni Hydro Power Zone Information Requirements		
21.2.12.1	Earthworks/vegetation removal	<p>(a) A site or works management plan to confirm that the proposed earthworks are in accordance with the Regional Infrastructure Technical Specifications.</p> <p>(b) Where the earthworks or vegetation removal impact on a cultural landscape consultation with tāngata whenua will be required.</p>

21.2.13 Marae Development Zone

There are no additional information requirements for the Marae Development Zone.

21.2.14 **Deferred Zones**

Deferred Zones Information Requirements		
21.2.14.1	Structure plans for an entire Deferred Zone area identified on the Planning Maps	<p>The application of the information requirements to any application for a structure plan will depend on the anticipated land use, by way of example the infrastructure needs for the Large Lot Residential Zone are different than those for a Residential Zone. The requirements listed below are therefore a guide to the matters to be considered and early discussion with Council staff is encouraged.</p> <ul style="list-style-type: none"> (a) The type and location of land uses (including residential, commercial, industrial and recreational land uses, and community facilities where these can be anticipated), that will be permitted or provided for, and the density, staging and trigger requirements. (b) Information as to how the density target of 12 to 15 dwellings per hectare will be met. (c) The location, type, scale, funding and staging of infrastructure to service the area, including network and capacity considerations. (d) Anticipated water requirements and sources of water for public water supply. (Noting: In some areas of the District there are capacity constraints). (e) How stormwater will be managed having regard to a total catchment management approach and low impact design methods. (f) Multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced. (g) How key elements of character will be maintained. (Note: refer to the objectives and policies of the Residential Zone and Large Lot Residential Zone and the relevant Town Concept Plan for guidance on these factors). (h) How existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, and significant view catchments (including to these features) will be managed. (Refer to the relevant Town Concept Plan for guidance). (i) Potential natural hazards and how the related risks will be managed. (j) Information on any geotechnical issues on the site and how any related risks are proposed to be managed. (k) Potential issues arising from the storage, use, disposal and transport of hazardous substance in the area and any contaminated sites and describes how related risks will be avoided, remedied or mitigated. (l) Any significant mineral resources in the area and any provision (such as development staging) to allow their extraction where appropriate. (m) How the relationship of tāngata whenua with their culture and traditions with their ancestral lands, water sites, wāhi tapu, and other taonga has been recognised and provided for.

Deferred Zones Information Requirements		
		<p>Outcomes from consultation with tāngata whenua must be included with the application.</p> <p>(n) Identification of any existing land uses in the area that may be affected by the development and proposals to avoid, remedy or mitigate any effects.</p>

21.2.15 **Infrastructure, Hazards, Development and Subdivision**

Infrastructure, Hazards, Development and Subdivision Information Requirements		
21.2.15.1	Earthworks, roading, access and infrastructure services report	<p>(a) For any development that includes earthworks, the construction of new roads or access, including parking (if provided), manoeuvring areas and the provision of infrastructure services, the applicant shall submit, with the application, a report from an appropriately qualified person, including plans, diagrams and calculations, certifying that the proposed development or subdivision is able to be serviced or developed in accordance with the requirements of the District Plan, and any relevant statutory provisions.</p> <p>(b) With regard to earthworks the information provided shall include confirmation from a suitably qualified engineer that the proposed works will ensure the site is suitable for the intended use. Certification that the earthworks have been completed in accordance with this design will be required prior to the commencement of construction. Certification that construction has been completed in accordance with that design will be required following completion. Certification may include recommendations for monitoring, limitations on use, or other appropriate methods of mitigation that may need to be implemented on an ongoing basis.</p>
21.2.15.2	Site and surrounding area analysis/constraints assessment, and sustainable design and layout principle assessment	<p>(a) For any development and subdivision, a site and surrounding area analysis, and a sustainable design and layout principle assessment, shall be undertaken and submitted for assessment.</p> <p>(b) The site and surrounding area analysis guide as follows.</p>

CASE STUDY – Site Analysis

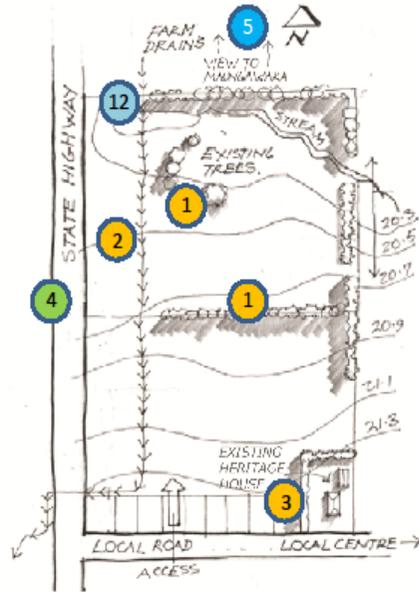


Figure 1 – (For the wider context and location refer to Figure 2 - site shown shaded)

Design Criteria derived from a contextual analysis:

- 1 Try to retain existing trees and parts of shelter belt.
- 2 Retain farm drain / water race (i.e. existing farm drain could form the basis of a swale network for managing stormwater on site).
- 3 Incorporate existing heritage house into new subdivision – the setting of the house needs to be respected.
- 4 Access site off the local road. The location of this access will need to be set back from the junction with the State Highway.
- 5 Provide views to significant landscape elements beyond the site from within the subdivision i.e. Maungawaka. Consider laying out streets in North-South direction to maintain views.
- 6 Enable easy access for new residents to dairy and local centre.
- 7 Provide pedestrian / cyclist link from the State Highway through the site, to give access to bus stops and a short cut for cyclists going to/from school.
- 8 Provide road link to existing cul-de-sac head in south east corner.
- 9 Provide a road to the eastern boundary to enable connection to residentially zoned land to east.
- 10 Allow for potential long term road connections to land to the north.

CASE STUDY – wider area analysis

Note: this page to be read in conjunction with previous drawing

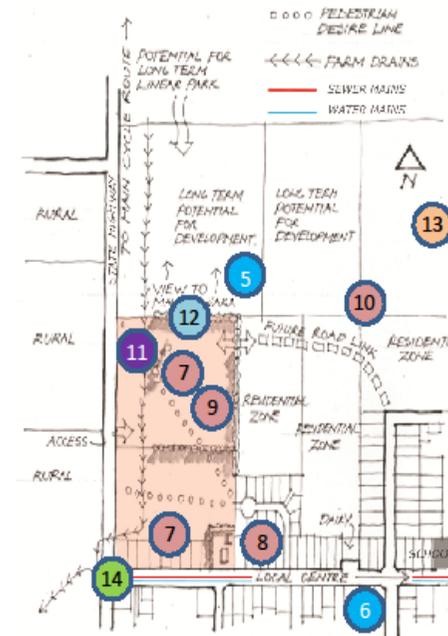


Figure 2

- 11 Local reserve required on site (get advice from Waipa District Council). Locate reserve to enable future extension to the north.
- 12 Stormwater detention pond and revegetated stream near the northern boundary, due to topography and amenity benefits. Use stormwater run-off for irrigation via underground storage.
- 13 Consult with tangata whenua regarding the existing archaeological site.
- 14 Consideration needs to be given to the requirement to upgrade intersections to cater for an increased traffic flow.

Adopted with permission from Selwyn District Council from the Design Guide for residential subdivision in the urban living zones – September 2009

Infrastructure, Hazards, Development and Subdivision Information Requirements		
21.2.15.3	Site suitability report	<p>(a) To demonstrate that a lot or building platform is suitable for the intended purpose an application shall include a Site Management Plan which shall be carried out by a suitably qualified expert and shall detail the following matters:</p> <ul style="list-style-type: none"> (i) The location of all existing buildings; and (ii) The siting of all proposed buildings and structures (including retaining walls); and (iii) Existing and proposed site contours at 1m intervals; and (iv) All existing vegetation (including details of species) and landscaping; and (v) Location and extent of areas of vegetation being retained and impermeable surface areas; and (vi) The location of vehicle access, manoeuvring and parking areas (if provided); and (vii) Drainage disposal methods from any existing or proposed building and all sealed and impermeable ground surfaces; and (viii) Any spring or groundwater seepage; and (ix) Land stability, erosion or any other natural hazard including any modification to landforms and removal of vegetation; and (x) Methods proposed for site management of earthworks and stormwater. <p>Note: Council has a set of maps (Special Features Maps) that contain information, relating to poor soakage and fill areas that may impact on development in some locations. These maps should be consulted as part of the preparation of the assessment of environmental effects.</p>
21.2.15.4	Stormwater disposal report	<p>(a) The report required for disposing of stormwater within an unstable site or lot shall include (but is not limited to) the following matters:</p> <ul style="list-style-type: none"> (i) A description of the site including natural drainage patterns and other drainage features; and (ii) Existing stormwater consent constraints (if any) and whether these impact on the proposed subdivision; and (iii) Description of site's relationship to broader stormwater catchments; and (iv) General description of soil conditions; and (v) Wet season (winter) water table assessment. This shall be based on the wet seasons, as Council needs to know the capacity of the ground to absorb water all year; and (vi) Assessment of pre development stormwater flows. <p>(b) Stormwater management issues and options as follows:</p> <ul style="list-style-type: none"> (i) Soakage capacity of the soils; and (ii) Soakage device options available; and (iii) Detention options (if required); and (iv) Possible detention devices (if required); and (v) Secondary flow path options; and

Infrastructure, Hazards, Development and Subdivision Information Requirements		
		<ul style="list-style-type: none"> (vi) Possible development constraints due to stormwater (if any); and (vii) Testing and monitoring recommendations (if required); and (viii) Required Appendices; and (ix) Site and catchment maps; and (x) Relevant historical stormwater/drainage reports; and (xi) Design flow methodology and criteria; and (xii) Soakage test methodology; and (xiii) Soakage test records; and (xiv) Bore logs.
21.2.15.5	Environmental benefit lots: significant natural areas and ecological features	(a) For the creation of environmental benefit lots through the protection of significant natural areas or ecological features, the applicant shall include a report from an appropriately qualified and independent person confirming that the area or feature in question is of such significance to the community as to warrant its preservation in the public interest, and specifically for an environmental feature the specialist report would need to confirm the features biodiversity value. The report shall certify and detail the attributes of the area or feature recommended for preservation and includes any protective or enhancement measures that need to be undertaken in order to ensure that the values of the site are maintained.
21.2.15.6	Environmental benefit lots: whole farm management plans	(a) Applications for environmental benefit lots opportunities that are reliant on a whole farm management plan will be required to provide a whole farm management plans that provides the direction and guidance necessary enhance the peat lake significant natural area.
21.2.15.7	Subdivision within landscape areas	<ul style="list-style-type: none"> (a) A landscape assessment demonstrating the potential effects of earthworks and proposed mitigation, within identified landscape areas shall be submitted as part of the subdivision consent application. (b) Applications in identified landscape areas that require removal of vegetation on the site will require an independent report that assesses the effects on the biodiversity loss. In cases of local significance the principles of 'no net loss' can be applied where there is the opportunity to re-vegetate or enhance other areas.
21.2.15.8	Development adjacent to significant recreation reserves	(a) In addition to an environmental assessment of effects, a concept plan shall be provided for the subdivision of the land adjacent to significant recreation reserves specified in Appendix 05. The concept plan shall address such matters as the location of buildings or dwellings, infrastructure servicing, access, traffic, design and layout and colour.

21.2.16 Transportation

Transportation Information Requirements		
21.2.16.1	Integrated Transport Assessment (ITA)	(a) Broad ITAs shall be completed by suitably qualified practitioners and should follow the approach and guidelines of NZTA Research Report 422: Integrated Transport Assessment Guidelines, November 2010.

21.2.16.2 **Transportation - Simple ITA checklist as required by Rule 16.4.2.22**

Requirements for Simple ITA		
Item	Item description	Details to be included
1	Background	Description of proposed activity, purpose and intended use of ITA.
2	Existing land data	Description of location, site layout, existing use, adjacent and surrounding land use.
3	Existing transport data	Description of access arrangements, onsite car parking (if provided), surrounding road network (including hierarchy, traffic volumes and crash analysis). Comment on public transport, walking and cycling networks.
4	Committed environmental changes	Consideration of other developments and land use in the immediate vicinity.
5	Existing travel characteristics	Trip generation of existing use.
6	Proposal details	Description of the proposal (site layout, operational hours, vehicle access, on site car parking (if provided), internal vehicle circulation, end of journey facilities).
7	Predicted travel data	Trip generation of proposal. Consideration of other modes.
8	Appraisal of transportation effects	Assessment of safety, efficiency and environmental effects.
9	Avoiding or mitigating actions	Details of any mitigating measures and revised effects.
10	Compliance with policy and other frameworks	Waipa District Plan objectives, policies and rules. Assessment against Waipa Integrated Transport Strategy principles.
11	Discussion and conclusions	Assessment of effects and conclusion of effects.
12	Recommendations	Proposed conditions (if any).

Advice Note: For further guidance refer to Appendix A of New Zealand Transport Agency Research Report No.422, "Integrated Transport Assessment Guidelines", Abley et al, November 2010.

21.2.16.3 **Transportation - Broad ITA Checklist as required by Rule 16.4.2.22, Rule 15.4.2.92(a), Rule 15.4.2.93(a), and Rule 15.4.2.94(a)**

Requirements for Broad ITA		
Item	Item description	Details to be included
1	Background	Description of proposed activity, purpose and intended use of ITA, outline of any previous discussions with Council.
2	Existing land data	Description of location, site layout, existing use and consents (if any), adjacent and surrounding land use.
3	Existing transport data	1. Description of existing access and service arrangements, onsite car parking (if provided).

Requirements for Broad ITA		
Item	Item description	Details to be included
		<ol style="list-style-type: none"> 2. Description of surrounding road network (including hierarchy, traffic volumes, crash analysis, congestion and intersections). 3. Description of public transport modes, walking and cycling networks.
4	Committed environmental changes	Consideration of other developments and land use and transport network improvements (including public transport, walking and cycling).
5	Existing travel characteristics	Existing trip generation, modal split, assignment of trips to the network.
6	Proposal details	<ol style="list-style-type: none"> 1. Description of the proposal (site layout, operational hours, vehicle access, on site car parking (if provided) and drop off, internal vehicle circulation, end of journey facilities, travel demand management). 2. Construction management. 3. Any staging, triggers and thresholds for activities and mitigation measures.
7	Predicted travel data	Trip generation of proposal, modal split, trip assignment to the network, trip distribution and trip type proportions. Future traffic volumes and trip generation. Consideration of appropriate assessment year (e.g. 10 year forecast for collector and local roads: 30 year forecast for arterials).
8	Appraisal of transportation effects	Assessment of safety, efficiency, environmental, accessibility, integration and economic effects. Sensitivity testing.
9	Avoiding or mitigating actions	Details of any mitigating measures and revised effects, including measures to encourage other modes. Travel planning and travel demand management measures and sensitivity testing mitigations.
10	Compliance with policy and other frameworks	Waipa District Plan objectives, policies and rules. Detailed assessment against Waipa Integrated Transport Strategy principles and objectives. Other relevant local, regional and national strategies.
11	Discussion and conclusions	Assessment of effects and conclusion of effects. Confirmation of the suitability of the location of the proposal.
12	Recommendations	Proposed conditions (if any).

Advice Notes:

1. For further guidance refer to Appendix A of New Zealand Transport Agency Research Report No.422 "Integrated Transport Assessment Guidelines", Abley et al, November 2010.
2. Details listed in bold font are required for large developments with significant transport impacts and may not be applicable for smaller developments.

21.2.17 Works and Utilities

There are no additional information requirements for the Works and Utilities Section.

21.2.18 Financial Contributions

There are no additional information requirements for the Financial Contributions Section.

21.2.19 **Hazardous Substances and Contaminated Land**

Hazardous Substances and Contaminated Land Information Requirements		
21.2.19.1	Specific information requirements on hazardous facilities	<p>(a) Where the Hazardous Facility Screening Procedure (HFSP) has determined the hazardous substance facility is a restricted discretionary activity, the consent application shall be accompanied by an Assessment of Environmental Effects (AEE). This shall be provided in such detail as corresponds with the scale and significance of the actual or potential effects and risks of the proposed activity.</p> <p>(b) In addition to any information required by other sections of the Plan, every application in respect of a restricted discretionary or discretionary activity under this section shall include full information on:</p> <ul style="list-style-type: none"> (i) Name of owner of the facility and 24-hour phone number(s); and (ii) Legal description; and (iii) Address; and (iv) Information about the nature and quantity of the hazardous and environmentally damaging substances used, stored and transported, including United Nations classifications of those substances and material safety data sheets; and (v) Other site occupiers and their type of business; and (vi) Details of cumulative effects and risks with other hazardous facilities on the site or nearby; and (vii) The function of the installation, including a process description and design; and (viii) The mode of delivery of hazardous substances to and from the facility; and (ix) Site plans to scale showing tank layout, compounded/bunded areas, and the location of transfer/load-out areas; and (x) Details of tank construction; and (xi) Isolation distances between tanks and public places/storage areas/load-out and container filling areas; and (xii) The capacity of compounded/bunded areas; and (xiii) The height and thickness of the bund wall and the materials used; and (xiv) Drainage system details, including site drainage and off-site infrastructure, e.g., stormwater drainage system, sewer type and capacity, and plans to alleviate the risk of contamination of these systems; and (xv) The location of the facility in relation to the nearest aquifer, water bodies, coast, or sensitive environment; and (xvi) The nature of the subsoil and site geology; and (xvii) Spill contingency and emergency planning, monitoring and maintenance schedules and associated equipment on-site; and

Hazardous Substances and Contaminated Land Information Requirements		
		<ul style="list-style-type: none"> (xviii) Identification of potential hazards, failure modes and exposure pathways; and (xix) Adherence to health and safety and/or environmental management systems; and relevant legislation including the provisions of the HSNO Act and regulations; and (xx) The method of disposal/recovery of hazardous substances and water from compounded areas; and (xxi) Proposed signs; and (xxii) Transport access and proposed frequency of movements and routes; and (xxiii) Assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or loss of control; and (xxiv) Information on waste management strategies and the nature and quantities of the expected waste stream; and (xxv) Built plans of the facility; and (xxvi) The extent to which the proposal complies with the rules of this section; and (xxvii) Written confirmation from the New Zealand Fire Service stating it has received the same information and commented on it, and a copy of its comments.

21.2.20 Health and General Amenity

There are no additional information requirements for the Health and General Amenity Section.

21.2.21 Assessment Criteria and Information Requirements (this Section)

21.2.22 Heritage and Archaeology

Heritage and Archaeology Information Requirements		
21.2.22.1	Consultation	(a) Where development is proposed in proximity to cultural sites early consultation with tāngata whenua is recommended prior to the lodgement of the application.
21.2.22.2	Cultural sites	<ul style="list-style-type: none"> (a) Where proposed buildings, access, earthworks, wastewater systems and their disposal fields are proposed to be located within the cultural site setback the outcomes from any consultation with tāngata whenua shall be provided with the assessment of effects. (b) A cultural impact assessment statement. The content of the statement is to be discussed and agreed with tāngata whenua.
21.2.22.3	Additions, alterations, demolition or removal	A Heritage Report shall be provided for application to undertake additions, alterations, relocations or demolition. The report shall be proportional to the scale and intensity of the effects of the works being undertaken and shall be prepared by a suitably qualified person and shall address the criteria listed below:

Heritage and Archaeology Information Requirements	
	<p><i>Historical significance and social significance</i></p> <p>(a) The historical significance or value associated with the item e.g. a notable person, event, time period or activity. Consideration as to whether the building, place or object presents an important reflection of the social patterns of its time.</p> <p><i>Cultural heritage value and spiritual significance</i></p> <p>(b) The contribution of the item to the distinguishing characteristics of a way of life, religion, philosophy, custom, practice or other belief. Considerations as to the community significance that is placed on the building, place or object or if the heritage item has special significance to tāngata whenua.</p> <p><i>Importance to the community</i></p> <p>(c) The importance that the heritage building, place, object, monument, or artefact has to the community's vision of themselves. Consideration is also required as to the degree to which it contributes to an important landscape feature of a particular area.</p> <p><i>Former use</i></p> <p>(d) The significance of the original use of the building/item to the community context in which it relates i.e. building was previously a post office or law court.</p> <p><i>Architecture/architectural details/form</i></p> <p>(e) The significance of the heritage building, place or object as an example of a particular style or time period, and whether it includes specific architectural element of heritage items such as verandahs.</p> <p><i>Integrity, condition, and level of restoration previously undertaken</i></p> <p>(f) The condition and integrity of the heritage item, its level of originality and the nature of any restoration or changes.</p> <p><i>Technical</i></p> <p>(g) The technological and scientific interest that the heritage building, place or object has through its rarity and educational value, and its potential to provide further information through research.</p> <p><i>Setting/context or group</i></p> <p>(h) The unity that the heritage building, place or object has in relation to its environment or surroundings including buildings, particularly if it is noted as being part of a group of buildings, as denoted by the addition of 'G' to the category. For example scale, space, structure, form, materials, texture and colour.</p> <p>(i) For a building that is proposed to be demolished information about the building and its history is to be supplied to Council and will be retained as a record of the building in the event that the building is demolished or partially demolished.</p>

Heritage and Archaeology Information Requirements		
21.2.22.4	Conservation Plans	<p>(a) Analysis of the site.</p> <p>(b) Assessment of significance.</p> <p>(c) Identification of issues/areas of vulnerability.</p> <p>(d) Conservation policies and principles for the site.</p> <p>(e) Process for implementation of policies and principles.</p> <p>(f) Process for the review of the Plan.</p> <p>The Conservation Management Plan is required to be prepared by a heritage expert.</p>

21.2.23 Protected Trees

Protected Trees Information Requirements		
21.2.23.1	Protected Trees	<p>(a) Where a report is required from a Qualified Arborist the report shall:</p> <p>(i) Document the rationale for the required works; and</p> <p>(ii) Include photos of the tree before the works are undertaken; and</p> <p>(iii) Where the tree is to be retained, assess the effects of the proposed works on the long term health and vitality of the tree; and</p> <p>(iv) Document the replacement planting and any rehabilitation of the site required.</p> <p>(v) Where the development proposal seeks to alter the environment around a Protected Tree, the arborist report shall recommend specific measures to protect the tree.</p> <p>(b) An arborist report will be required under Rule 21.2.23.1(a) where the effects on the tree have the potential, in the opinion of Council, to alter the form or amenity value of the tree or have a detrimental impact on its health or longevity.</p>

21.2.24 Indigenous Biodiversity

There are no additional information requirements for the Indigenous Biodiversity Section.

21.2.25 Landscapes and Viewshafts

Landscapes and Viewshafts Information Requirements		
21.2.25.1	Landscape Impact Assessment Report	(a) Where activities require assessment under the natural landscape rules, a Landscape Impact Assessment Report by an experienced registered landscape architect may be required.
21.2.25.2	Cultural landscapes	(a) Where activities require assessment under the cultural landscape rules, consultation with tāngata whenua is recommended prior to the lodgement of the application, and the outcome of those discussions shall be lodged with the application.

Landscapes and Viewshafts Information Requirements		
21.2.25.3	Forestry Management Plan Landscape	<p>A Landscape Management Plan may be prepared and/or reviewed by a NZILA Registered Landscape Architect and should, to the extent required to address the potential effects of the proposed Mixed Exotic Forestry:</p> <ul style="list-style-type: none"> (a) Describe the proposed Mixed Exotic Forestry planting. The description may include an explanation of how the proposal (including the choice of the proposed forestry species and their arrangement) has been designed to respond to the site specific conditions (e.g. slope, aspect, soil conditions, microclimate, adjacent vegetation character and patterns, public views). (b) Show the layout of the proposed Mixed Exotic Forestry on a scaled plan. The plan shall detail the proposed location of each forestry species, and may detail as relevant existing contours (or slope analysis), soil mapping, existing vegetation and the wider context of the forestry area. (c) Provide an assessment of the effects of the proposed Mixed Exotic Forestry planting on the landscape attributes and values of the area. The assessment should, where relevant, include: <ul style="list-style-type: none"> (i) An analysis of the visual effects of the proposal in views from public places (including roads); and (ii) An analysis of how the proposal integrates with existing landform and vegetation patterns; and (iii) Consideration of the effects of the proposal on the legibility and expressiveness of the landscape; and (iv) Consideration of the effects of the harvesting cycle(s) associated with the Mixed Exotic Forestry proposal on landscape and visual amenity values. (d) Be proportionate to the potential effects of the proposed Mixed Exotic Forestry on the landscape values recognised in the Plan. The detail and content of Landscape Management Plans will vary according to the site specific circumstances relevant to a particular proposed Mixed Exotic Forestry. <p>The Landscape Management Plan may be reviewed by a NZILA Registered Landscape Architect on behalf of Waipa District Council. Responsibility for the payment of the cost of any Council-initiated review of a Landscape Management Plan will be discussed with the applicant at the time.</p>

21.2.26 **Lakes and Water bodies**

There are no additional information requirements for the Lakes and Water bodies Section.

21.2.27 **Building Relocation Inspection Report Information Requirements**

Advice Note: A standard Building Relocation Inspection Report template covering all the requirements is available from Council.

Building Relocation Inspection Report Information Requirements		
Item	Item description	Details to be included
1	Applicant and agent contact details	
2	Building details	<ul style="list-style-type: none"> (a) Type of building; (b) Approximate age of building; (c) Brief description; (d) Proposed site address; (e) Site address where the building was previously/is currently located; (f) Proposed use of building; (g) Previous use of the building; and (h) Whether or not the building is being split for transportation, and if so detail the effects on wall cladding and roof cladding.
3	Details of person compiling the Building Relocation Inspection Report	<ul style="list-style-type: none"> (a) Name and qualifications; (b) Inspection date/s and weather; and (c) List of other people present during inspection.
4	Reporting conditions – conditions of engagement	
5	Exclusions	
6	Definitions of condition assessment terms used in the report	
7	Access details	<ul style="list-style-type: none"> (a) Areas Accessed or not accessed; and (b) Reasons for access or not access.
8	Mandatory external reinstatement requirements	<ul style="list-style-type: none"> (a) A description, statement of condition, details of any required upgrades, comments, and recent (within 3 months) dated photographs of the building including: <ul style="list-style-type: none"> (i) The roof, spouting and downpipes; (ii) Wall cladding; (iii) Foundation cladding; and (iv) Window and door joinery.
9	The estimated cost of external reinstatement works required to achieve a tidy and workmanlike external appearance	<ul style="list-style-type: none"> (a) Repair of broken windows and window frames; (b) Repair of rotten weatherboards or other damaged wall cladding; (c) Necessary replacement or repair of roof materials; (d) Cleaning and/or painting of the exterior where necessary e.g. roof, walls, window frames etc.; (e) Repair of transit damage; (f) Replacement and painting of baseboards or other foundation cladding; and (g) New or replacement cladding, e.g. new weatherboard in place of brick veneer.

Building Relocation Inspection Report Information Requirements		
Item	Item description	Details to be included
10	Declaration of whether or not the building is Safe and Sanitary in terms of the Building Act 2004	
11	Declaration from the property owner	A signed declaration to Council from the owner of the property to which the building is being relocated to undertaking necessary external reinstatement work, including rectifying damage occurring in transit within 6 months of the building being delivered to the site.
The following is not required under the District Plan, but is recommended in order to streamline the Building Consent application under the Building Act 2004.		
12	Building Act 2004 safe and sanitary assessment	(a) Description, statement of condition, any required building upgrades and comments, and recent (within three months) dated photographs of the following: <ul style="list-style-type: none"> (i) Existing subfloor and framing; (ii) Size and spacing of bearers & floor joists; (iii) Type of flooring and wall framing; (iv) Type of Smoke Detectors and whether they are installed in every sleeping space, or within 3000mm of every sleeping space door and audible to sleeping occupants on the other side of the closed doors; (v) Description of any wall insulation; and (vi) Description of fixtures and conditions of the kitchen, bathroom, laundry, toilet, and hot water supply.