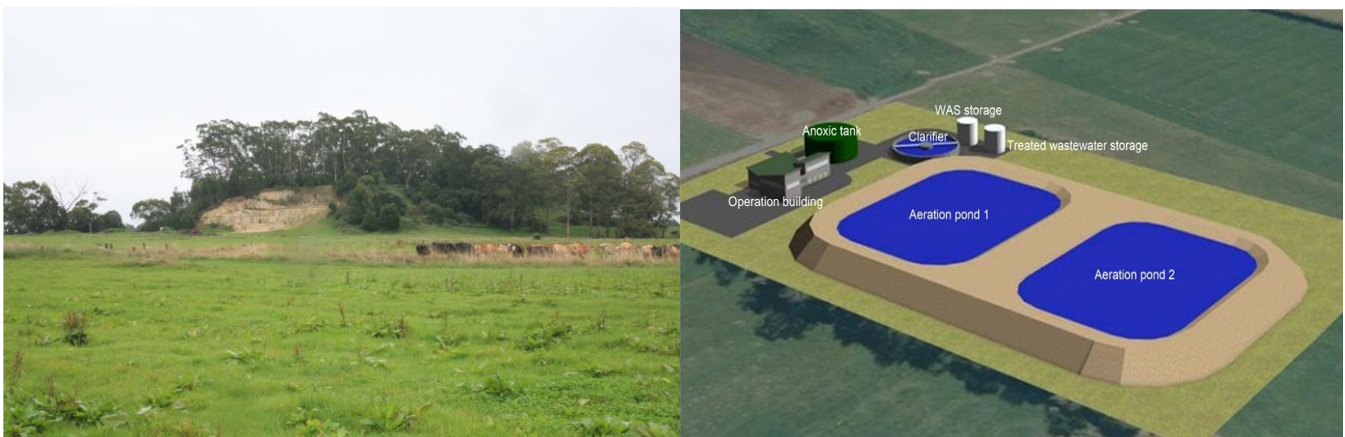


Fonterra Limited



Appendix B: WDP Section 21 Assessment



PATTLE DELAMORE PARTNERS LTD
Solutions for your environment

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Table B.4: WDP Section 21 Assessment Criteria – All Discretionary Activities

Sub-section	Topic	Assessment Criteria	Notes
21.1.1.1	Waikato River Vision and Strategy	(a) The extent to which the development or subdivision has particular regard to the Waikato River Vision and Strategy.	The proposed WWTF will improve the quality of the wastewater discharged to land and to the Waikato River and therefore contributes to achieving the Vision and Strategy for the Waikato River.
21.1.1.2	Settlement pattern and reverse sensitivity	(a) The extent to which the development or subdivision will adversely affect the anticipated settlement pattern of the District. (b) The extent to which the development or subdivision will adversely affect intensive farming or mineral extraction activities.	The WWTF will be sited in a rural location with a good separation distance (>750 m) from neighbouring residential dwellings. As such this new development will not have any adverse effects on the anticipated settlement pattern of the District due to the proposed large setback distances. None of the minor offsite effects from the WWTF will have any effect on any existing or future intensive farming or mineral extraction activities occurring on adjacent properties
21.1.1.3	Visual	(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. (b) The scale, height, bulk, cross sectional area, colour, glazing reflectivity and texture of any buildings. (c) The location, scale and nature of earthworks/ excavations/spoil and vegetation removal/soil or spoil heaps. (d) The extent of any light spill, light intensity and shadowing effects. (e) The extent to which existing vegetation is retained to screen or soften visual effects. (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.	A visual assessment of the proposed WWTF has been undertaken and concludes that, with the implementation of appropriate mitigation measures the visual effects will be of a scale that is Very Low or Low. The assessment concludes that, with the mitigation measures proposed, the proposed development meets the overall intent of the relevant landscape and amenity objectives, policies and rules of the WDP and section 7 (c) of the RMA.
21.1.1.4	Amenity Values	(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. (b) The degree to which there is a loss of privacy, daylight or sunlight in adjacent sites. (c) The extent to which harmony of form, colour, texture and materials is present within individual developments. (d) The extent to which solar potential, innovative aspect and design is optimized in the development. (e) The scale and bulk of building(s) in relation to the site and adjoining neighbours. (f) The built characteristics of the locality. (g) The extent to which the road boundary setback is appropriate in the location. (h) The extent of modification to the existing landform and the impact this will have on the character and amenity of the surrounding area. (i) The ability to avoid, remedy or mitigate potential visual and amenity effects on sites in the vicinity	Assessments of noise, odour and visual impact have been undertaken and all conclude that the WWTF can operate at the selected site with effects that are not more than a minor scale. The WWTF will be located on a Fonterra owned farm in a rural setting with more than 750 m separation to the nearest neighbouring residential property. On that basis it is expected that the effects on amenity value are of a minor scale.
21.1.1.5	Earthworks	(a) The extent to which methods are utilised to retain high class soils on site for use in rehabilitation. (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. (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 will affect ecosystem values including effects on such areas due to altered water levels. (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. (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	A geotechnical report has been produced that favours the proposed site options on the basis of the very dense alluvial sand and gravel strata that will provide a sound foundation for the WWTF structures. Once the location and design of the WWTF has been finalised, a site-specific Erosion and Sediment Control Plan (ESCP) will be produced which will ensure that there will be minimal adverse effects arising from the earthworks.

Table B.4: WDP Section 21 Assessment Criteria – All Discretionary Activities			
Sub-section	Topic	Assessment Criteria	Notes
		<p>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>	<p>The improved wastewater quality created by the WWTF will avoid excessive hydraulic and nutrient loadings on the soils where wastewater irrigation occurs and therefore help to protect those soils.</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 (iv) Connectivity between adjacent areas of development.</p> <p>(b) Whether sufficient provision has been made for alternative modes of transportation where this is available and practicable, including but not limited to:</p> <p>(i) Public transport; and</p> <p>(ii) Cycle and pedestrian movement; and</p> <p>(iii) The establishment of cycleways, walkways and public transport stops; and</p> <p>(iv) The establishment of cycle stands; and</p> <p>(v) Connectivity to alternative transport modes such as rail and air transport.</p> <p>(c) The extent to which the location of the activity on the site has given regard to:</p> <p>(i) The need for acceleration and deceleration lanes; and</p> <p>(ii) The type, frequency and timing of traffic; and</p> <p>(iii) The safety of road users, cyclists and pedestrians; and</p> <p>(iv) The ability for access to roads other than arterial roads or State Highways; and</p> <p>(v) The need for forming or upgrading roads and pavements potentially affected by the activity; and</p> <p>(vi) The need for additional maintenance, inspection or traffic monitoring; and</p> <p>(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.</p> <p>(d) The extent to which the location of the site access way has given regard to:</p> <p>(i) Safety for vehicles, and pedestrians with particular regard to the effect on the safety and functioning of the road and/or level crossing.</p> <p>(ii) 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>(e) The extent to which the location of the land use activity on the site has given regard to:</p> <p>(i) Visibility and sight distances particularly the extent to which vehicles entering or exiting the level crossing are able to see trains.</p> <p>(ii) The extent to which failure to provide adequate level crossing sightlines will give rise to level crossing safety risks.</p>	<p>Once the construction schedule for the WWTF is confirmed, a construction traffic management plan will be produced to minimise effects during the construction period.</p> <p>Once the WWTF is in operation, it is envisioned that only two full-time staff will be required to operate the WWTF with three trucks per day (six truck movements) will visit the site to remove WAS. As such, any operational traffic effects can be considered to be of a less than minor scale.</p>
21.1.1.7	Noise and Vibration	<p>(a) The extent to which the activity affects the existing ambient noise environment of the locality.</p> <p>(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.</p>	<p>Noise and vibration produced by the construction of the WWTF will adhere to the relevant noise and vibration standards. An assessment of the operation of the</p>

Table B.4: WDP Section 21 Assessment Criteria – All Discretionary Activities

Sub-section	Topic	Assessment Criteria	Notes
		<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>	<p>WWTF indicates that the noise will meet the permitted activity limits of the Waipa District Plan (Appendix F). At a separation distance of over 750 m to the nearest neighbouring residential dwelling, no adverse effects are expected.</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>	<p>It is envisioned that there will be no signs associated with the proposed WWTF.</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. 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>	<p>The WWTF site will require 1.5 MW to 2.0 MW which will be provided by overhead lines on Fencourt Rd. It may be that additional lines are required to be provided from an existing substation on Watkins Rd (pending permission from the utility provider). Overhead power lines (typical of what already occurs in the area) will be used to provide this power supply. Other services related to water supply, sewage and stormwater discharge will be managed within the site. There will be no impact on WDC reticulated services. An underground pipeline will be used to transport wastewater between the milk processing plant and the WWTF.</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> <p>(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.</p>	<p>The rural location of the site means that shading will not be a concern. A visual montage assessment has been undertaken and shows that with appropriate mitigation measures the visual impact of the proposed structures are Very low and Low.</p>
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> <p>(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</p> <p>(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</p>	<p>The WWTF in a rural location is not expected to have any impact on crime prevention.</p>

Table B.4: WDP Section 21 Assessment Criteria – All Discretionary Activities

Sub-section	Topic	Assessment Criteria	Notes
		(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.	Appropriate management plans will be put in place for the construction and operation of the WWTF to minimise risk to the environment and human health. The intention of the WWTF is to improve environmental effects arising from the discharge of wastewater.
21.1.1.13	Social and heritage	(a) The likely impact of activities on social, recreational and heritage values, places of assembly, public reserves and any identified buildings, sites or areas. (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.	Due to the proposed large setback distances; it is considered that there will be no adverse effects on social or heritage aspects.
21.1.1.14	Cultural	(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. (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. (c) The extent to which the development or subdivision supports outcomes in recognised iwi management planning documents.	Fonterra have ongoing liaison with Ngāti Hauā and Ngāti Korokī Kahukura regarding the Hautapu site activities so as to understand and take cultural effects into consideration.
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	(a) Whether the development will detract from the heritage values of the heritage item. (b) The extent to which the development will maintain the appreciation and enjoyment of the heritage item. (c) The effect a reduced setback will have on the character of the listed heritage item and of the local area.	Not Applicable
21.1.1.16	Regionally significant infrastructure	(a) The extent to which a new development and subdivision activity affects the safe, and effective operation and maintenance of regionally significant infrastructure. (b) The extent to which the design and layout of a subdivision will affect access to regionally significant infrastructure. (c) The degree of consultation with the owner or manager of potentially affected regionally significant infrastructure. (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.	It is envisioned that the proposed construction and operation of the WWTF will not affect any regionally significant infrastructure. The second tranche of consents will consider the potential impacts of the proposed pipeline but it will be located and managed in a way that mitigates effects on any regionally significant infrastructure.
21.1.1.17	Water catchment areas	a) The likely effects of the activity and associated land uses on the water quality and quantity in particular: (i) Contaminants either from their use or the risk of spill; and (ii) Extent and location of earthworks.	Appropriate management plans will be put in place to avoid any more than minor adverse effects on waterways during construction and operation of the WWTF. The purpose of the WWTF is to improve the quality of the wastewater discharge, so as to lessen the effects on the receiving water bodies.

Table B. 5 WDP Section 21 Assessment Criteria – Rural Zone: Discretionary Activities			
Sub-section	Topic	Assessment Criteria	Notes
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.	Not Applicable
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.	Not Applicable
21.1.4.32	Papakāinga and marae	(a) The positive benefits the development has on cultural wellbeing, 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.	Not Applicable
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. (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.	The WWTF will primarily occupy a relatively small area of Hamilton clay loam soils that are underlain by very dense alluvial sand and gravel strata. The purpose of the WWTF is to improve hydraulic and nutrient loading on the Fonterra owned Bardowie, Bruntwood and Buxton farms to improve soil quality and structure.
21.1.4.34	Mineral extraction activities	(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.	Not Applicable

Table B. 5 WDP Section 21 Assessment Criteria – Rural Zone: Discretionary Activities

Sub-section	Topic	Assessment Criteria	Notes
		(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. (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. (r) The form, extent and effectiveness of landscaping where the mineral extraction area is visible from an existing dwelling. (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. (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. (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. (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.	
21.1.4.35	Identification and imposition of a quarry buffer area and a mineral extraction area in conjunction with a mineral extraction activity.	(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. (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. (c) The extent to which alternatives to the imposition of a quarry buffer area have been considered, including internalisation of effects. (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. (e) Whether the topography of the site and/or surrounding area can be employed to minimise the extent of the quarry buffer area. (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. (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. (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. (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. (j) Whether the quarry buffer area is to be imposed within or in proximity to an identified future growth area. (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. (l) Whether the quarry buffer area is to be imposed on the Waikato River and its margins. (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. (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. (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: (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	Not Applicable

Table B. 5 WDP Section 21 Assessment Criteria – Rural Zone: Discretionary Activities			
Sub-section	Topic	Assessment Criteria	Notes
		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> <p>(i) Poultry Industry Association Codes of Practice October 1995 – Egg and Poultry Meat; and</p> <p>(ii) Code of Practice - Pig Farming (New Zealand Pork Industry Board) 2nd Edition, August 1993.</p> <p>(b) Any possible means of avoiding or mitigating the likely nuisance.</p> <p>(c) The likely effects on persons living and working in the locality from noise, odour, traffic, and nuisances such as vermin and flies.</p> <p>(d) The likely effects of the activity on the landscape and amenity characteristics of the area.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	Not Applicable
21.1.4.37	Farm workers dwellings that do not comply with Rule 4.4.2.79 (a) to (d)	<p>(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.</p> <p>(b) The ability for all dwellings on site to comply with one dwelling per 40ha of land holding.</p> <p>(c) The cumulative effects on rural character and amenity resulting from the location of additional buildings.</p> <p>(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.</p> <p>(e) The extent to which the site is suitable for a dwelling, including consideration of natural hazards, physical conditions and constraints in the area.</p> <p>(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.</p> <p>(g) The extent to which existing vegetation is retained and landscaping adds to the amenity of the site.</p> <p>(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.</p> <p>(i) The extent to which the location of the dwelling has taken sufficient account of proximity to farm effluent tanks, ponds and storage facilities.</p> <p>(j) The extent to which the building can be designed to be relocated.</p>	Not Applicable
21.1.4.38	Non-farming activities or rural based industries	<p>(a) Actual or potential effects (including cumulative effects) on the sustainable management of the land resource and high class soils in particular.</p> <p>(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.</p> <p>(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.</p> <p>(d) The social or community benefit of the proposed activity to the rural community.</p> <p>(e) Whether alternative locations (including possible locations in urban areas) have been considered.</p> <p>(f) Whether the scale of the development is in keeping with the rural character of the area.</p> <p>(g) Whether the proposal will adversely affect the open space and rural character of the surrounding area.</p> <p>(h) 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>(i) The potential for the proposed activity and associated land uses to cause interference with traffic movement along strategic roads.</p> <p>(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.</p> <p>(k) The likely effects of the activity on the landscape characteristics of the area.</p> <p>(l) Whether the site design, layout and appearance avoids adverse effects on landscape and amenity values of the surrounding area.</p> <p>(m) The ability to remedy or mitigate any adverse effects of the activity by landscaping of the site and particularly the planting of trees.</p> <p>(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.</p> <p>(o) The advantages of proposal with respect to the processing local products or materials on or near their sites of origin, if applicable.</p>	The WWTF will enable improved irrigation management and cut-and-carry farming operations on the Fonterra owned Bardowie, Bruntwood and Buxton owned farms.
21.1.4.39	Temporary events	<p>(a) Duration, frequency and scale of event proposed and the potential noise, odour, vibration, traffic effects on adjacent properties and their use.</p> <p>(b) Mitigation measure proposed to address the potential effects of the activity, and their likelihood of success.</p> <p>(c) The ability to service the potential water supply and stormwater and waste disposal requirements of the scale of the activity.</p> <p>(d) The benefit to the community resulting from the activity</p>	Not Applicable

Table B. 5 WDP Section 21 Assessment Criteria – Rural Zone: Discretionary Activities

Sub-section	Topic	Assessment Criteria	Notes
21.1.4.40	Activities within the Runway Protection Area shown on Planning Maps that are not a prohibited activity	<p>(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:</p> <p>(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</p> <p>(ii) The extent to which the use and concentration of dangerous substances that might pose a risk of explosion or fire is avoided; and</p> <p>(iii) The extent to which light beams or reflective glare which could interfere with pilot vision are avoided; and</p> <p>(iv) The extent to which production of radio or electrical interference which could affect aircraft communications or navigation equipment is avoided; and</p> <p>(v) The design of landscaping or other activities so as to avoid attraction significant bird numbers; and</p> <p>(vi) The extent to which large numbers of people on any site are avoided.</p> <p>(b) The Operator of Hamilton International Airport shall be considered an affected party for any resource consent under this rule. (c) Whether the potential for the activity to give rise to reverse sensitivity effects is addressed.</p>	Not Applicable
21.1.4.41	Nature Tourism	<p>(a) Whether the development has a functional need to locate in the proposed area.</p> <p>(b) The manner and extent to which the activity provides a benefit to the natural resource it is based on.</p> <p>(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.</p>	Not Applicable
21.1.4.42	Aritourism	(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.	Not Applicable
21.1.4.43	Activities within the Air Noise Boundary, the SEL95 Boundary and the Outer Control boundary at the Airport	<p>(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.</p> <p>(b) Whether or not a ventilation system is proposed and the performance standard of that system.</p> <p>(c) The predicted external noise level at the subject site according to predicted Ldn contours.</p>	Not Applicable
21.1.4.44	Dwellings adjoin marae	<p>(a) The extent to which the development provides for the visual, aural and cultural privacy of the adjoining marae.</p> <p>(b) The effect of the building on the character of the adjoining marae.</p> <p>(c) Whether the proposed activity will have reverse sensitivity effects on adjacent activities.</p>	Not Applicable
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>	Not Applicable