

1.3 Assessment Criteria

1.3.1 Guide to Using the Criteria

This chapter provides a range of Assessment Criteria that are to be used, where relevant, in the assessment of activities that require resource consent.

Specifically:

1. Controlled Activities will be assessed against the matters over which Council has reserved control. The assessment criteria are provided within section 1.3.2 with the section headings being the Matters of Control.
2. Restricted Discretionary Activities that are restricted solely due to failed standards will be assessed against the effects resulting from an activity not complying with any relevant standard(s) in this District Plan (refer section 1.3.3. A1 of this appendix).

To assist with assessing the effects of the non-compliance, there may be specific criteria within section 1.3.3 of this appendix that could be of use in assessing the application.

3. Restricted Discretionary Activities that are restricted solely due to being listed in the chapters as a Restricted Discretionary Activity will be assessed against the specific matters of discretion which are identified against each activity in the chapter.

The headings within section 1.3.3 relate to the Matters of Discretion. The criteria listed under each heading are to be used where relevant. Subheadings are provided under each subject matter to define zone or activity specific criteria for that subject matter, thereby enabling them to be considered or discarded depending on relevance.

4. Restricted Discretionary Activities that are restricted by virtue of being listed in the chapter as a Controlled Activity and also fail standards will be assessed against the relevant criteria as outlined in points 1 & 2 above.
5. Restricted Discretionary Activities that are restricted by virtue of being listed in the chapter as a Restricted Discretionary Activity and also fail standards will be assessed against the relevant criteria as outlined in points 2 and 3 above.
6. Discretionary and Non-Complying Activities may use the criteria in section 1.3.3 as a guide with specific reference to the general criteria in A2.

1.3.2 Controlled Activities – Matters of Control

The following section contains matters over which Council has reserved control for Controlled activities. These are referenced in other parts of the District Plan.

Note

1. Example: chapters in this District Plan may include a section titled “Controlled Activities – Matters of Control” and a table like the example below.

Activity	Matter of Control Reference Number (Refer to Volume 2, Appendix 1.1)
i. Teaching and research laboratories	A. Hazardous Facilities

In this example the controlled activity is “i. Teaching and research laboratories”. The matters of control are identified by the reference “A”. These references align with the lists below. In this example “A” is associated with Hazardous Facilities with the relevant matters of control listed beneath.

A.	Hazardous Facilities
	The extent to which the effects on, and risks to, the health and safety of people, property and the environment are appropriately managed, including:
i.	Matters referred to in the relevant standards in Rule 25.4.4 of Chapter 25.4 City-wide – Hazardous Facilities.
ii.	Safe access to and from the transport network.
iii.	Effects due to the sensitivity of the surrounding natural, human and physical environment.
iv.	Separation distances and the type of environment/number of people potentially at risk from the proposed facility.
v.	Potential hazards and exposure pathways arising from the proposed facility.
vi.	Potential cumulative hazards presented in conjunction with neighbouring facilities.
vii.	Proposed: <ul style="list-style-type: none"> • Fire safety and fire water management • Spill contingency and emergency planning • Monitoring and maintenance schedules • Waste disposal management • Hazardous substance transport arrangements
viii.	Compliance with relevant Standards and Codes of Practice.
ix.	Any other measures to avoid or mitigate risks posed by the activity.
	<p>Note</p> <p>Relevant Standards and Codes of practice referred to above may include:</p> <ul style="list-style-type: none"> • Below Ground Stationary Container Systems for Petroleum – Design and Installation HSNOCOP 44, Environmental Protection Agency, May 2012 • Below Ground Stationary Container Systems for Petroleum – Operation HSNOCOP 45, Environmental Protection Agency, May 2012 • Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand, Ministry for the Environment, 1999 • Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand, Ministry for the Environment, 1998

	<ul style="list-style-type: none"> • NZS8409: 2004 Management of Agrichemicals • AS/NZS 1596: 2008 – Storage and Handling of Liquid Petroleum Gas • AS/NZS 2982: 2010 – Laboratory Design and Construction • AS/NZS 2243.1: 2005 – Safety in Laboratories – Planning and Operational Aspects • AS/NZS 2243.2: 2006 – Safety in Laboratories – Chemical Aspects • AS/NZS 2243.3: 2010 – Safety in Laboratories – Microbiology • AS/NZS 2243.5: 2004 – Safety in Laboratories – Non-ionising Radiation • AS/NZS 2243.6: 2010 – Safety in Laboratories – Plant and Equipment Aspects • AS/NZS 2243.8: 2006 – Safety in Laboratories – Fume Cupboards • AS/NZS 2243.9: 2009 – Safety in Laboratories – Recirculating Fume Cabinets • AS/NZS 2243.10: 2004 – Safety in Laboratories – Storage of Chemicals
B.	Industrial Zone
a)	Building Design, External Appearance and Site Layout
i.	The extent to which any activity involving buildings adjoining an identified transport corridor and buildings within the Rotokauri Employment Area presents an attractive visual appearance, including minimising:
	<ul style="list-style-type: none"> • Large featureless building façades facing the transport corridor.
	<ul style="list-style-type: none"> • The placement of any plant or machinery on the front of the building or within the front yard setback (with the exception of machinery displayed for sale, hire, or plant associated with on-site security).
	<ul style="list-style-type: none"> • Over-dominant illuminated signage within the site.
	<ul style="list-style-type: none"> • Front fences, walls and signs that detract from an active visual relationship between the site and street/primary transport corridor.
	<ul style="list-style-type: none"> • The location of the service and outdoor storage areas within the front setback.
ii.	For ancillary residential activities, the extent to which:
	<ul style="list-style-type: none"> • Outdoor living areas or balconies are contiguous with the internal living areas.
	<ul style="list-style-type: none"> • The design, size and location of the private and/or communal open space, parking, loading spaces and driveways on the site achieves a high standard of amenity, noise and visual privacy for residents, whilst effect from dust, fumes and light glare are minimised.
b)	Site Layout
iii.	Within the Rotokauri Employment Area, the extent to which the adverse effects of the location of buildings, parking areas and outside storage areas minimise their potential impact on the amenity of any adjoining Residential, Special Character or Open Space Zones.
iv.	For ancillary residential activities and within the Rotokauri Employment Area, the extent to which the development has been designed and located so that the potential for reverse sensitivity effects (including noise) is avoided, remedied or mitigated.
v.	The extent to which the site layout incorporates Crime Prevention Through Environmental Design, to develop a positive relationship with the street and improve passive surveillance.
vi.	The extent to which landscaping is incorporated within the site layout, to visually reduce the bulk of new development and mitigate adverse visual effects, particularly from the front boundary and those parts of the site visible from public spaces.

		Note This is particularly important in relation to the setback from the front boundary and those parts of the site visible from public spaces and interfaces along state highways and arterial transport corridors.
	vii.	Within the Rotokauri Employment Area, the extent to which landscaping enhances amenity at key interfaces such as State Highway 1, green corridors, arterial transport corridors, Wintec Rotokauri Campus and the Rotokauri Suburban Centre.
C.	Knowledge Zone and Major Facilities Zone	
a)	Building Design, External Appearance and Configuration	
	i.	The extent to which the external appearance, scale and design of buildings:
	1.	Contributes to compatibility between buildings and their integration with other development on the site, adjacent sites and surrounding public spaces.
	2.	Contributes to the active frontage along public streets and open space, particularly at corner sites.
	3.	Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of shading and daylight.
	ii.	The cumulative effect of buildings and the extent to which opportunities have been taken to cluster buildings and/or ensure that areas are left free from buildings.
	iii.	The extent to which parking, manoeuvring areas, driveways and outdoor service areas are designed and located to be safe and efficient, and to protect amenity values of the streetscape and adjoining sites.
	iv.	The extent to which the building design and development:
	1.	Makes a positive contribution to the local character of the site and surrounding area.
	2.	Improves large façades (including side walls) that are visible from public places by ensuring they are treated in a way that provides visual interest and reduces the apparent bulk of the building.
	v.	The extent to which Crime Prevention Through Environmental Design principles have been incorporated.
	vi.	Encourage easy and safe pedestrian access and circulation for those not arriving by vehicle.
b)	Landscaping	
	vii.	The extent to which landscaping is incorporated within the site layout to reduce the bulk of new development and mitigates adverse visual effects. Note This is particularly important in relation to setback from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors and City gateways.
In addition to the above general matters, the following relate to site specific matters of control.		
	University of Waikato	
	viii.	The extent to which existing linkages between land uses are reinforced by the layout of buildings and transport corridors. New connections created should seek to enhance accessibility through the zone and have regard to connectivity to the adjoining University of Waikato campus.
	ix.	The extent to which high rise buildings are concentrated on the Hillcrest Road ridge.

	x.	The extent to which the location of buildings maintains the safe and efficient operation of network utilities, including high voltage transmission lines.
Knowledge Zone		
	xi.	The extent to which the open space character of the northwest sector of the site is maintained.
Claudelands Event Centre		
	xii.	The extent to which the open space character of the eastern part of the site is maintained including the maintenance of a suitable buffer adjoining Jubilee Park.
Te Rapa Racecourse/Thoroughbred Business Park		
	xiii.	The extent to which development of the site retains views between the racecourse and Minogue Park.
Waikato Hospital		
	xiv.	The extent to which activities of an industrial nature and the heliport are grouped in the south-western sector of the site.
	xv.	The extent to which high rise buildings are concentrated towards the centre of the hospital complex.
Waikato Stadium and Seddon Park		
	xvi.	The extent to which future buildings and the enhancement of facilities including any provision for office, retail and visitor accommodation provides for functional integration with the site.
Wintec Rotokauri		
	xvii.	The extent to which development of the site has regard to the future development of the Rotokauri Area and the relationship of the site with Lake Waiwhakareke.
D.	Te Rapa North Industrial Zone	
a)	Concept Development Consent for Stage 1A	
	i.	The extent to which it identifies the total area not exceeding 30ha available for industrial development within Stage 1A.
	ii.	The extent to which it defines the location and extent of the development area not exceeding 7ha pursuant to Rule 12.6.1.
	iii.	The extent to which it defines the general location and extent of the development area not exceeding 23ha pursuant to Rule 12.6.1.
	iv.	The extent to which it demonstrates connectivity and sequential development between the 7ha and 23ha land release areas and adjacent sites.
	v.	The extent to which it provides an indicative internal road layout and it provides for alternative modes of transport including public transport, pedestrian and cycle linkages within and between the 30ha and adjacent land.
	vi.	The extent to which it considers and responds to the recommendations and proposed conditions of an Integrated Transport Assessment prepared in accordance with Rule 25.14.4.3.
	vii.	The extent to which it specifies methods by which vehicle movements will be managed to achieve compliance with Rule 12.4.7b).

	viii.	The extent to which it identifies any existing indigenous vegetation and areas of ecological value including recognition of existing gully systems and proposals for their management.	Proposed Plan Change 2 - Te Awa Lakes Private Plan Change
	ix.	The extent to which it provides for any landscaping and screen planting including landscaping buffers where land adjoins the Waikato Expressway designation boundary.	
	x.	The extent to which it provides a report which demonstrates the extent to which the provision of reticulated infrastructure for the entire 30ha within the Stage 1A development area will occur; provided that existing infrastructure available from the Te Rapa Dairy Factory and/or Council infrastructure and headworks (water and wastewater only) may be relied on for the 7ha development under Rule 12.3.3f).	
		<p>Note</p> <p>The above does not involve:</p> <ul style="list-style-type: none"> • Activities requiring an air discharge consent under the Regional Plan (except on land situated to the north of Hutchinson Road, east of Te Rapa Road) • Hazardous waste reprocessing, disposal or storage, except for temporary storage of waste from commercial activities awaiting collection • An extractive industry • Offices, except those that are ancillary to industrial uses • Hospitals, day care facilities, and educational institutions • Retail activities, except for food outlets less than 200m² • Residential activities unless associated with a lawfully established activity. 	
b)		Concept Development Consent for Stage 1B	
	i.	The extent to which it identifies the total area not exceeding 30ha available for industrial development within Stage 1B.	
	ii.	The extent to which it defines the location and extent of the development area not exceeding 7ha pursuant to Rule 12.6.1.	
	iii.	The extent to which it defines the general location and extent of the development area not exceeding 23ha pursuant to Rule 12.6.1.	
	iv.	The extent to which it demonstrates connectivity and sequential development between the 7ha and 23ha land release areas and adjacent sites.	
	v.	The extent to which it provides an indicative internal road layout and it provides for alternative modes of transport including public transport, pedestrian and cycle linkages within and between the 30ha and adjacent land.	
	vi.	The extent to which it demonstrates how the provision of infrastructure will occur for the area not exceeding 7ha under Rule 12.3.3h) (how wastewater will be managed prior to disposal at the Hamilton Waste Treatment Plant; and how water supply will not adversely affect Hamilton City's water quality rating); or how wastewater and water supply will be managed using Council's reticulated infrastructure.	
	vii.	The extent to which it demonstrates how the provision of reticulated infrastructure for the entire 30ha within the Stage 1B development area will occur using council infrastructure and headworks (water and wastewater only) when development occurs beyond the 7ha service centre.	
	viii.	The extent to which it identifies any existing indigenous vegetation and areas of ecological value including recognition of existing gully systems and proposals for their management.	

	ix.	The extent to which it considers and responds to the recommendations and proposed conditions of an Integrated Transport Assessment prepared in accordance with Rule 25.14.4.3.
	x.	The extent to which it identifies methods by which vehicle movements will be managed to achieve compliance with Rule 12.4.7c).
	xi.	The extent to which it provides for landscaping and screen planting including landscaping buffers where land adjoins the Waikato Expressway designation boundary.
		<p>Note</p> <p>The above does not involve:</p> <ul style="list-style-type: none"> • Hazardous waste reprocessing, disposal or storage, except for temporary storage of waste from commercial activities awaiting collection • Any extractive industry • Offices, except those that are ancillary to industrial uses • Hospitals, day care facilities, and educational institutions • Retail activities, except for food outlets established in association with the service centre • Residential activities unless associated with a lawfully established activity.
E.	Historic Heritage	
a)	Management of effects on, and risks to the heritage value of the historic heritage building or structure, including:	
	i.	Effects to the exterior of the historic heritage building or structure.
	ii.	Potential loss of the heritage values of the building or structure.
	iii.	Any other measures to avoid or mitigate risks proposed by the activity.
	iv.	Works compatible with and reflect the original fabric of the historic heritage building or structure.
	v.	Earthquake strengthening not detracting from the appearance and integrity of the historic heritage building or structure.
	vi.	Demonstration of the conservation principles of the International Council on Monuments and Sites (ICOMOS) New Zealand.
F.	Ruakura	
a)	Interface Design Control Area	
		Landscaping
	i.	Ruakura Logistics Zone - Subject to biosecurity requirements, landscaping should be incorporated within the site layout to reduce the bulk of new development and mitigate adverse visual effects. This is particularly important in relation to setbacks from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors, and the Ruakura Open Space Zone and City gateways.
	ii.	In relation to the Waikato Expressway, whether landscaping along the boundary with the Expressway Designation is of appropriate scale and density so as to soften views from the Expressway of industrial development.
	iii.	Ruakura Industrial Park Zone – Landscaping and screening should be incorporated within the site layout to reduce the bulk of new buildings and associated

		development, and to mitigate adverse visual effects - particularly from storage, loading and operational areas likely to be visible from residential areas. This is also important in relation to setbacks from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors, and the Ruakura Open Space Zone and city gateways.
	iv.	Ruakura Industrial Park Zone – In relation to buildings and associated development on sites that adjoin the Ruakura Open Space Zone and abutting the northern boundary of properties on Sheridan Street and Nevada Road or are adjacent to Silverdale Road, proposed landscaping and screening is subject to specific assessment and the standards in Rule 25.5.3.1 are to be used as a guide only.
b)	Crime Prevention Through Environmental Design	
	i.	Buildings and the site layout shall be designed to: <ul style="list-style-type: none"> a) Provide surveillance from offices over main access, car parks and the adjacent street. b) Ensure a clear distinction between visitor areas and operational areas. c) Provide direct, legible and well lit visitor routes. d) Avoid opportunities for concealment.
c)	Temporary Logistics Activities in Sub Area A	
	i.	Conditions shall be imposed to ensure that the location of buildings associated with logistics is temporary, the future rail spur corridor is not compromised and that buildings and activities do not preclude the future full development of the Inland Port.
d)	Medium Density Residential Zone	
	i.	Impact of building design, external appearance and configuration on the public realm particularly when viewed from the Ruakura Open Space Zone and arterial corridor.
	ii.	Site layout.
	iii.	Landscaping.
	iv.	The extent to which the amenity and safety of future occupiers will be protected.