

Amended Version 28<sup>th</sup> February 2023.

Notified changes shown in red text, post-notification ecology changes shown in blue text and transport changes shown in green text.

## Section 21 - Assessment Criteria and Information Requirements

(Additions in underline, deletions in strikethrough)

### 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

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#### 21.1.4 Airport Business Zone ~~(Titanium Park)~~

Airport Business Zone <del>(Titanium Park)</del> Assessment Criteria		
<b><del>Controlled Activities</del></b>		
<del>21.1.10.1</del>	<del>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</del>	<del>(a) The extent to which the activity complies with the provisions of the approved comprehensive development plan.</del>
<b>Restricted Discretionary Activities</b>		
21.1.10.2	Childcare facilities and healthcare facilities between the Outer Control Boundary (Ldn55) and the Air Noise Boundary (Ldn65)	(a) The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects. (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. (c) Whether the potential for the activity to give rise to reverse sensitivity effects is addressed.

Airport Business Zone ( <del>Titanium Park</del> ) Assessment Criteria		
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> <p>(d) The timeliness of the works taking into account the extent and nature of the proposed works.</p>
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> <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 attracting significant bird numbers; and</p> <p>(vi) The extent to which large numbers of people on any site are avoided.</p> <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>



Airport Business Zone ( <del>Titanium Park</del> ) Assessment Criteria		
		(c) The extent to which any building exceeding the normal height limits affects airport operations.
21.1.10.8	Daylight controls	(a) The visual impact of the building on the surrounding environment. (b) The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites. (c) Whether the building will adversely affect airport operations.
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	<u>Roading Transport</u>	(a) The impact of roading on the amenity of the area. (b) Whether the road design and layout is consistent with <del>the</del> <u>Appendix S10 - Airport Business Zone Structure Plan</u> . (c) The extent to which roading within the zone can be constructed to adequately <del>dispose of</del> <u>manage</u> of stormwater (d) <u>Whether the proposed <del>upgrades</del> subdivision or development will <del>are sufficient to</del> enable the safe and efficient operation of the surrounding road network.</u> (e) <u>Where subdivision or development does not provide the transport upgrades specified for the Northern Precinct (by Rule 10.4.2.13A), it is supported by an Integrated Transport Assessment that:</u> <u>(i) Identifies the reasons why the upgrades set out within Rule 10.4.2.13A are not required, deferred or varied; and</u> <u>(ii) Includes an assessment of the transport effects of the proposal (including all modes of transport) that would support the land uses proposed or be enabled under the Airport Business zone; and</u> <u>(iii) Outlines the extent of any consultation undertaken with Waka Kotahi and Waipa District Council (as the relevant road controlling authorities) in relation to the proposed design of the transport network and upgrades.</u> (e) <u>Whether the proposed subdivision or development will enable the provision of public transport within the Northern Precinct.</u>

21.1.10.13	Vibration	<ul style="list-style-type: none"> <li>(a) The time and frequency that the activity occurs.</li> <li>(b) The duration of vibration continuance.</li> <li>(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.</li> </ul>
21.1.10.14	Construction noise	<ul style="list-style-type: none"> <li>(a) The time, frequency and duration that the activity occurs.</li> <li>(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.</li> </ul>
21.1.10.15	Signs	<ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> <li>(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.</li> <li>(d) The extent to which the new sign results in a number of other existing signs being removed from the site.</li> </ul>
21.1.10.16	Temporary construction buildings	<ul style="list-style-type: none"> <li>(a) The visibility of temporary buildings from the street and adjoining or adjacent sites.</li> </ul>

Airport Business Zone <del>(Titanium Park)</del> Assessment Criteria		
21.1.10.17	Temporary events	<ul style="list-style-type: none"> <li>(a) Mitigation measure proposed to address the potential visual effects of the activity, and their likelihood of success.</li> <li>(b) Duration, frequency and scale of event proposed and the potential noise effects on adjacent properties and their use.</li> <li>(c) Mitigation measures proposed to address the potential traffic effects of the activity, and their likelihood of success.</li> </ul>
21.1.10.18	Scheduled engine testing that exceeds the standard in Rule 10.4.2.16 by up to 5dBA	<ul style="list-style-type: none"> <li>(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.</li> </ul>
<a href="#">21.1.10.18A</a>	<a href="#">Ecology (Northern Precinct)</a>	<ul style="list-style-type: none"> <li>(a) <a href="#">The extent to which the proposal avoids, remedies or mitigates the effects of development on Bat Habitat Areas and other habitat values within the Northern Precinct. This may include legal protection and enhancement of Bat Habitat Areas, protection of confirmed or potential bat roost trees outside Bat Habitat Areas (subject to the recommendations in the assessment required by Rule 10.4.2.14B(a)(iii)), pest control and measures to minimise light spill into Bat Habitat Areas.</a></li> <li>(b) <a href="#">The extent to which transport corridors are located and designed to avoid or minimise effects of roadside lights and vehicle headlights on nearby Bat Habitat Areas and the bat population within those areas. Where transport corridors are proposed to cross Bat Habitat Areas they should take the shortest route practicable (provided that is the route most likely to minimise impacts), be aligned and designed to minimise the number of existing trees that are required to be removed, ensure lighting is designed to maintain the role and function of the Bat Habitat Area and be designed to enable bats to continue to access the remaining Bat Habitat Areas.</a></li> <li>(c) <a href="#">The extent to which the proposal addresses more than minor residual adverse effects to achieve no net loss for long-tailed bat habitat values through off-site measures. This may include legal protection of bat habitat, provision of new and enhanced bat habitat, pest control and the provision of a monetary payment or land to be used for measures such as habitat enhancement or pest control.</a></li> </ul>
<p><b>Discretionary Activities</b>  Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</p>		
21.1.10.19	Noise sensitive activities	<ul style="list-style-type: none"> <li>(a) For any activity listed in Rule 10.4.2.19: <ul style="list-style-type: none"> <li>(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</li> <li>(ii) Any proposed remedial measures to avoid, remedy or mitigate potential conflict with the safe and efficient operation of the Airport; and</li> <li>(iii) The outcomes of any consultation with the operators and any users of the Airport.</li> </ul> </li> </ul>

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>
<a href="#">21.1.10.21</a>	<a href="#">Trimming, pruning or removal of trees or vegetation inside Bat Habitat Areas</a>	<p>(a) <a href="#">The extent to which the removal of the tree(s):</a></p> <ol style="list-style-type: none"> <li>i. <a href="#">Will avoid serious damage to structures, property and infrastructure; and/or</a></li> <li>ii. <a href="#">Is necessary for saving or protecting human life or health.</a></li> </ol> <p>(b) <a href="#">Whether alternatives which would avoid the need to remove the tree(s) have been adequately considered, including trimming or pruning.</a></p> <p>(c) <a href="#">The ecological values of the tree(s) which are proposed to be removed and the associated effects.</a></p> <p>(d) <a href="#">Whether the trimming, pruning or removal of the tree(s) is proposed to be undertaken in accordance with best practice methods.</a></p> <p>(e) <a href="#">The suitability of any proposed replacement planting.</a></p>