
4.11 Assessment Matters

Note: When considering any application for resource consent, the Council may also choose to consider how a proposal responds to urban design principles and relevant matters contained in the Ministry for the Environment Urban Design Protocol 2005.

4.11.1 Residential Density and Building Coverage

- a) In Residential C and D zones, the extent to which the character of the site will remain dominated by open space and garden plantings, rather than buildings.
- b) The ability to provide adequate opportunity for garden and tree planting around buildings.
- c) The ability of the site to contain a residential unit and sewerage disposal system without adversely affecting the provision of sufficient outdoor living space.
- d) Whether the undersized site can contain a sewerage disposal system without undermining the amenity values anticipated in the zone.
- e) Whether the sewerage disposal system will have any adverse effects on visual amenity.
- f) Whether the sewerage disposal system will create any adverse effects on neighbours, particularly if located close to an internal boundary.
- g) The extent to which there is a need for the decreased site size or increased building coverage in order to undertake the proposed activities on the site.
- h) The ability of the residential unit to gain greater access to sunlight and/or daylight and to provide for solar heating.
- i) 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 as a result of building density and coverage which is out of character with the local environment.
- j) The ability to provide adequate vehicle manoeuvring space on sites **where parking is provided**.
- k) The extent to which decreased site size or increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, access to sunlight and day light and loss of opportunities for views.
- l) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
- m) Whether the residential units are to be used for elderly persons housing and the extent to which a decreased site size will adequately provide for the outdoor needs of the activities on the site, and retain a balance of open space to buildings.
- n) The ability to mitigate any adverse effects of increased coverage or site density.

4.11.2 Building Height and Recession Lines

- a) The extent to which there is a need for the increased height or intrusion through the recession lines, in order to undertake the proposed activities on the site.
- b) The extent to which the proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.
- c) The effect of the increased height in terms of visual dominance by buildings of the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment.
- d) The extent to which the proposed building will overshadow adjoining sites and result in reduced sunlight and daylight admission, beyond that anticipated by the recession plane requirements for the area.
- e) The extent to which the increased height would have any adverse effect on other sites in the surrounding area in terms of loss of privacy through being over-looked from neighbouring buildings.
- f) The extent to which the increased building height will result in decreased opportunities for views from properties in the vicinity, or from roads or public open space in the surrounding area.
- g) The extent to which the increased height is offset by a reduced building footprint, which may increase open space on the site and allow for greater efficiency of land use.
- h) The ability to mitigate any adverse effects of increased height or exceedence of the recession lines, such as through increased separation distances between the building and adjoining sites or the provision of screening.

4.11.3 Setback from Streets

- a) The extent to which the intrusion towards the road is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site.
- b) The extent to which alternative practical locations are available for the building.
- c) The extent to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.
- d) The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries, which will mitigate the effects of the building intrusion towards the road.
- e) The adverse effects of the building intrusion on the outlook and privacy of people on adjoining sites.
- f) The ability to provide adequate manoeuvring space for vehicles clear of the road, **where on-site parking is provided.**

-
- g) **The ability of the public to use the footpath free from obstruction.**
- h) The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries.
- i) The extent to which the proposed building will have a size, form, proportions, roof line, style, external materials and colour, which are similar to or in keeping with those of existing buildings.
- j) The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.
- k) The extent to which the reduced setback from the road provides for a more efficient use of the site
- l) The extent to which the design of the house creates an attractive, interesting view from the street
- m) The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road.

4.11.4 Setback from Neighbours

- a) The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site.
- b) The extent to which alternative practical locations are available for the building.
- c) Any adverse effects of the proximity or bulk of the building, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.
- d) Any adverse effects on adjoining sites of the proximity of the building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the surrounding environment.
- e) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- f) The ability to provide adequate opportunities for garden and tree plantings around buildings.
- g) Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- h) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.

- i) Any adverse effects of the proximity of buildings housing animals in terms of noise, smell, flies or vermin on adjoining sites.
- j) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.
- k) The extent to which any reduced setback from neighbours allows more flexibility in house design and layout providing a more efficient use of the site, providing greater access to sunlight and overall, enhanced amenity for the residents and neighbours.
- l) With respect to the minimum set back of 1m from internal boundaries, required where a site immediately adjoins an access or part of an access - whether the building is already located on the site with a new access being located alongside the building; whether there is any alternative location for the access; the nature of the building; and any adverse effects of the proximity of the building in terms of obstruction of access or limitations on the use of the building.
- m) Within the area subject to The Village Green Outline Development Plan: the ability to provide view shafts between buildings within the area marked as 'Village Green 4'.

4.11.5 Outdoor Living Space

- a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- b) Any alternative provision on, or in close proximity to the site for outdoor living space to meet the needs of likely future residents of the site.
- c) The extent to which the reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site including future residents.

4.11.6 Outdoor Service Space

- a) The extent to which the reduction in outdoor service space will adversely affect the ability of the site to provide for the outdoor service needs of likely future residents of the site.
- b) Any alternative provision on, or in close proximity to, the site for outdoor service space to meet the needs of likely future residents of the site.
- c) The extent to which the lack of screening adversely affects the visual amenity of adjoining sites, public places and living spaces.

4.11.7 Barrhill

- a) Context – The degree to which development maintains and enhances the historical and architectural character and layout of Barrhill.
- b) Alterations/Extensions to Existing Buildings – The extent to which any alterations and/or extensions will conserve the simplistic building form, scale, composition and external appearance of the building and the contribution it makes to the overall character and appearance of Barrhill.
- c) Siting and Location – The extent to which development:
 - maintains the early pattern of development by providing a sufficient front boundary setback to enable a sense of openness to the street;
 - is orientated towards the street;
 - on corner sites is orientated towards all adjacent streets and public spaces and the development emphasises the corner;
 - has a pedestrian entrance that is clearly identifiable and directly accessible from the street;
 - car parking and garaging is located back from the front wall of the main building and is of a lesser scale.
- d) Building Scale, Form and Appearance – The extent to which development:
 - is responsive to the scale of important existing civic buildings (Church and former School);
 - adopts a simple, well-proportioned form, which avoids complicated over-elaborate layouts and excessively detailed external finishes;
 - relates to its immediate neighbours in terms of architectural form and building outline, being of a similar scale to the original houses;
 - includes a balanced relationship between horizontal and vertical elements and the proportion of solid, window and void within the façade.
- e) Buildings Materials and Colour – The extent to which development incorporates:
 - building materials and colour, which are compatible with the existing materials used on original buildings within Barrhill;
 - building materials and colours that have been kept to a minimum and have adopted a simplistic approach.
- f) Landscaping and Boundary Treatment – The extent to which development:
 - includes landscaping across the site that will contribute to the rural character of Barrhill;
 - includes front boundary planting, which does not impact on the importance of the existing avenues of mature trees as the dominant planting within Barrhill;

- avoids the use of hard surfaces such as concrete pads, or paving for driveway areas;
 - includes fencing and/or landscaping along the road boundary (or adjacent to open space) that will not obstruct ground level views;
- g) Visual Impact - The extent to which any visual impacts have been mitigated.

4.11.8 Design and Appearance

- a) Context – The degree to which development enhances the visual amenity and residential character of the area and acknowledges its relationship with nearby buildings.
- b) Location and Streetscape – The extent to which development makes a positive contribution to the overall streetscape in respect of the following:
- buildings are orientated towards the street and promote a continuity of frontage and enclosure to the public realm;
 - if located on a corner site building/s is/are orientated towards all adjacent streets and spaces and emphasises the corner of the building through additional design features;
 - includes a pedestrian entrance/s that is/are clearly identifiable and directly accessible from the street, or in the case of rear units, shared access ways;
 - car parking and garaging areas do not dominate the development, particularly as viewed from the street, or neighbouring properties.
- c) Building Scale, Form and Appearance – The extent to which development:
- is respectful of the scale of neighbouring properties;
 - avoids excessive repetition of building form and there is a balanced relationship between horizontal and vertical features of the façade;
 - includes separation space between buildings within sites to reduce perceived building bulk;
 - avoids facades and elevations whose length or bulk is visually excessive;
 - includes roofs that have been designed to limit continuous ridgelines and minimise the visual bulk of a building;
 - includes architectural features, a variety of materials and colours, which promote a human scale and visual interest;
 - includes facades facing the street which have a high degree of glazing that is evenly distributed.
- d) Open Space and Visual Privacy – The extent to which development:
- includes outdoor living spaces which are located in a way that will optimise useable space and provide a pleasant outlook for unit occupants;
 - includes units that have adequately designed internal and external outdoor living spaces, levels of privacy and access to sunlight;
 - includes communal open space, which is attractive and usable by occupants.

- e) Buildings Materials – The extent to which development incorporates the use of high quality, durable and easily maintained materials on the exterior of buildings.
- f) Landscaping and Boundary Treatment – The extent to which development:
 - takes account, where possible, of the existing vegetation and landscape characteristics of the site;
 - includes landscaping throughout the development, particularly along the front boundary and includes the provision of larger vegetation;
 - includes landscaping to soften car parking, garages, side boundaries and service areas;
 - includes fencing and/or landscaping along the road boundary (or adjacent to open space) that will not obstruct ground level views.
- g) Visual Impact - The extent to which any visual impacts have been mitigated.

4.11.9 Home Occupations

- a) The extent to which larger home occupations may impact on the amenity of surrounding sites, particularly in relation to any noise, smell, flies or vermin.
- b) Any adverse effects of the scale of the activity, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.
- c) Any adverse effects on adjoining sites of the scale of the activity, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the surrounding environment.
- d) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.
- e) The need for any increase in size of building, hours of operation, noise and, the potential adverse effects in the surrounding environment, particularly adjoining residential properties.

4.11.10 Flooding

- a) The likelihood of the proposed activity, including the addition or establishment of any residential unit, being threatened from coastal erosion, flooding or ponding.
- b) Any available information regarding coastal erosion rates, flooding and ponding levels, and frequency of flooding events, in relation to the site of the building.
- c) The likelihood of the proposed activity, including the addition or establishment of any residential unit, being inundated by the sea.
- d) The value of assets that will be vulnerable to flooding, coastal erosion or inundation by the sea, as a result of the establishment of the proposed activity.

- e) The ability of buildings to be relocated, and estimated cost, and the possible destination of a relocated building.
- f) Any other matter that is relevant to an activity, or residential unit, being vulnerable to flooding or erosion from a river, coastal erosion or inundation from the sea.

4.11.11 Racecourse Avenue, Methven Outline Development Plan

- a) The nature of the non-compliance with the Outline Development Plan in terms of activity and/or layout.
- b) The co-ordination of roading with the road network in the surrounding area.
- c) The extent of, and location of, open space areas within the development.
- d) The extent to which the provision of services can be efficiently provided.
- e) That the Stormwater Management Area shown on the Outline Development Plan is protected from any development so as to avoid direct vehicular access to or from State Highway 77 and to mitigate reverse sensitivity effects with state Highway 77.
- f) The effects on permitted adjacent activities and the need for any consent conditions to avoid reverse sensitivity effects.

4.11.12 Lochhead Outline Development Plan

- a) The nature of the non-compliance with the Outline Development Plan in terms of activity and /or layout.
- b) The extent to which the non-compliances may adversely affect the safety and efficiency of the State Highway.
- c) The effect of any altered layout on amenity values of the locality taking into account the site density of the development, the compatibility of adjoining activities and the extent to which adverse effects such as traffic movements, noise, loss of privacy and open space may affect adjoining sites.
- d) Where relevant, refer to the assessment matters for the residential zone for density, building coverage, building setbacks, height, and outdoor living space.

4.11.13 Trevors Road outline development plan

- a) The nature of the non-compliance with the Outline Development Plan in terms of activity and /or layout.
- b) The effect of any altered layout on amenity values of the locality taking into account the site density of the development, the compatibility of adjoining activities and the extent to which adverse effects such as traffic movements, noise, loss of privacy and open space may affect adjoining sites.