

5.11 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.

5.11.1 Height of Buildings

- a) The extent of any adverse effects on the environment from exceeding a maximum height and in particular the effect of any increased building height on the visual character of the area and compatibility with the scale of adjoining buildings.
- b) The degree to which the increased height may affect the amenity and enjoyment of other sites, roads and public open space through a reduction in view, casting of shadows, visual dominance of outlook by buildings, or loss of privacy through being overlooked, which is out of character with the local environment.
- c) The degree to which the increased building height may result in decreased opportunities for views from properties in the vicinity or from roads.
- d) The potential for any adverse effects created through increased height to be mitigated through site layout, separation distances or the provision of landscaping.

5.11.2 Setback from Streets

- a) Where the performance standard requires no setback to be provided:
 - the degree to which a setback from the road boundary will affect the visual continuity of building frontage along the street and the character of the area, as a defined business centre of distinctive building style with a sense of enclosure and continuity of business activity.
- b) Where the performance standard requires a setback to be provided:
 - the extent to which the reduced setback will affect the potential of the site to comply with the standards for parking and/or landscaping;
 - the design and appearance of the building and its visual impact from the street or adjoining properties;
 - the necessity for a reduced setback to enable more efficient or practical use of a site;
 - the degree to which a reduced setback will affect the coherence of adjoining site development in terms of appearance, layout and scale and the openness and visual amenity of the street when viewed from adjoining properties;
 - the potential for the privacy of adjoining residential sites to be affected by buildings built at a reduced setback;
 - the potential for any landscaping to mitigate any increased visual impact created by a reduced setback.

5.11.3 Setback from Neighbours

- a) Where a setback is not required on a site the extent to which this will affect:
 - the visual continuity of building frontage;

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- the character of those streets as visually distinctive centres of intensive business activity;
 - the necessity to provide access or driveways along the side of buildings to the rear of the site for other business activities as well as activities such as parking, loading and storage;
 - the impact on neighbours in terms of noise from traffic utilising any proposed access or driveway.

b) Where a setback is required:

- the design and appearance of the building and its relationship with adjoining buildings in terms of continuity of design, height and scale;
- the effects of a reduced setback on neighbouring sites;
- the necessity to reduce the width of the setback;
- the layout of the site and the options for maximisation of use of the site area;
- with respect to Area 1 in the Ashburton Business Estate, the effect of any reduced setback from side boundaries increasing the length and continuity of walls adjacent to the buffer boundary and the effect this may have on the outlook, amenity and landscape values experienced from the buffer and the Residential D Zone.

5.11.4 Building Coverage

- a) The effect on the amenity and character of the local environment of reducing open space and increasing the amount of building over a site.
- b) The extent to which site development will be able to comply with other performance standards such as setback, landscaping, **mobility and cycle parking**, manoeuvring and loading.
- c) The necessity for the increased building coverage in order to undertake the proposed activities on the site.
- d) The ability of any landscaping or screening to mitigate any effects of a reduction in open space.
- e) The effect of increased building coverage, or reduction in permeable surfaces on stormwater treatment and discharge and the ability to meet any conditions of consent imposed on stormwater consents from the Canterbury Regional Council in the Business E Zone.

5.11.5 Verandas

- a) The extent of the effect a reduced or no veranda will have on the visual continuity of building frontage from the street and the distinctive form and character of buildings in areas of intensive business activity.
- b) The volume of pedestrians using the street and the extent to which they will be exposed to adverse climatic conditions if a veranda is not provided.
- c) The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback and scale and the extent of the impact that non- provision of a veranda will have on the architectural cohesiveness of the street.

5.11.6 Windows

- a) The extent of the effect the reduced or non-provision of a display windows(s) will have on the visual continuity of building frontage as viewed from the street and on the form and character of buildings in areas of intensive business activity.
- b) The volume of pedestrians using the street and the potential impact that a blank wall may have on the amenity, interest and attractiveness of the street and the consequential effects this may have on the continued viability of the business centre to attract custom.
- c) The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback and scale and the extent of the impact that non- provision of a display window will have on the architectural cohesiveness of the street.

5.11.7 Outdoor Storage and Display

- a) The degree to which an undeveloped or unbuilt on site will detrimentally affect the character of the street as an area of continuous building frontage of architectural cohesiveness and a feeling of a defined and concentrated area of intensive business activity.
- b) The extent to which the site is visible from adjoining sites, particularly from residential areas and the effect this will have on the amenities and character of the area.
- c) The type of goods or vehicles to be stored on site, their visual appearance and the nature of any adverse effects or potential hazards associated with their storage.
- d) The height of any stacks of stored goods or vehicles and their visibility from surrounding sites and in particular, from residential sites.
- e) The extent and quality of landscaping provided on the site or alternative means of screening.
- f) The location of the storage area in relation to buildings and options for the alternative layout of activities on site.

5.11.8 Landscaping

- a) The extent of the visual impact of buildings and outdoor storage areas on sites with a reduced area of landscaping.
- b) The extent to which the site is visible from adjoining sites, particularly from residential areas.
- c) The extent to which other factors may compensate for a reduced landscaped area, such as:
 - a higher quality of planting over a smaller area;
 - a high standard of architectural design that is not visually obtrusive.
- d) The location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- e) The visual appearance of the site and the length of boundary open to public view and the impact of buildings and activities on site on the character and amenity of the area.

5.11.9 Amenity

- a) The extent of the visual impact of the building from the adjoining site and its impact on the amenity and character of the environment taking into account its design and appearance, bulk and length of wall.
- b) The extent of any overshadowing created and the impact this may have on any outdoor living spaces or main living areas within a residential unit.
- c) The potential for the development to affect the privacy of the residents.
- d) The potential to mitigate any adverse effects created through options on the layout of buildings, car parking and storage areas on site.
- e) The potential for the development to affect the amenity of the adjoining environment in terms of such matters as noise, glare, dust, smell and vibration.

5.11.10 Setbacks from Stopbanks and Water bodies

- a) Potential flood conditions at the site, the safety of occupants of buildings and the vulnerability of buildings to the effects of flooding and/or failure of the stopbank.
- b) The effects of the building on the integrity of the stopbank.
- c) The ability for maintenance activities to be undertaken in or along the margins of water bodies.

5.11.11 Design and Appearance

- a) The degree to which the proposed development will impact on the amenity and character of the area having regard to the scale, bulk and setback of buildings and in particular, the extent to which the development can be viewed from residential areas and public places.
- b) The extent to which any adverse visual effect can be mitigated by altering the layout of buildings, storage areas, car parking and landscaped areas.
- c) The extent and quality of landscape planting.
- d) The degree to which the architectural style and materials of the building is compatible with adjoining buildings.

5.11.12 Offensive Processes – Business E Zone

- a) The nature of the offensiveness of the activity and the extent to which this may adversely affect the amenity and character of the surrounding environment and, in particular, sites in any residential area.
- b) The duration and frequency with which the offensiveness will occur; any possible methods to contain or mitigate the offensive element; and the extent to which this is likely to be effective.

5.11.13 Hours of Operation

- a) The nature and scale of the activity proposed to be established and the proposed hours of operation or frequency with which the activity is to be undertaken.

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- b) The extent to which any increase in hours of operation will affect the amenity values of the area in terms of noise generation, effect on traffic safety and efficiency, privacy, security (as a result of people other than residents frequenting the area) and community identity and character. This should include a consideration of any adverse effects of pedestrian activity as a result of the extended hours of operation.
 - c) The level, duration and frequency of any noise likely to be generated and the degree to which this will contrast with the existing noise environment and the impact of any cumulative increase, taking into account the nature of any measures to mitigate excessive noise levels and the degree to which they are likely to be successful.
 - d) The extent to which lighting associated with the activity may adversely affect adjoining sites and the likely success of measures to mitigate any adverse effect.
 - e) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate loading, manoeuvring and access requirements, including the extent to which the frequency and timing of vehicle movements and the impact these may have on the surrounding environment in terms of noise, vibration, glare from headlights and the safety and efficiency of the road network.

5.11.14 Effluent Disposal

- a) The degree to which the proposed effluent disposal is likely to lead to odour, dust, noise or health nuisances beyond the boundary of the site, and in particular, the technology and management systems proposed to mitigate noise or odour nuisance, including:
 - the design, management and operation of the waste and noise management systems;
 - waste treatment measures employed;
 - odour and noise abatement measures employed.
- b) The degree to which existing or proposed landscaping, including plantings, will shelter and screen the proposed site.

5.11.15 Residential Activities

Same as for Residential A Zone

5.11.16 Food and Beverage Outlets in the Business E zone

- a) The extent to which the scale of the activity is consistent with, and serves the needs of workers and visitors to the Business E zone;
- b) the effect of the activity on the ability of existing or future permitted industrial activities to operate or establish without undue constraint.

5.11.17 Supermarkets in the Supermarket Overlay

Transport

- (a) the extent of effects of intensity and scale of the activity and management of accessways and the generation of vehicle movements in terms of the safety, efficiency and effectiveness of the transport network.