

18 RESOURCE CONSENT - ASSESSMENT MATTERS FOR ZONE RULES

Note: *The following Assessment Matters apply to ZONE RULES ONLY (Rules Sections 2-9), Assessment Matters for Rules that apply District-Wide (Rule Sections 10-17) are located at the end of each District-Wide Rule Section.*

18.1 GENERAL

- 1 The following Assessment Matters are methods or matters included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- 2 In addition to the applicable provisions of the Act, the Council shall also apply (but without being limited to) the relevant *Assessment Matters* set out in 2 below.
- 3 In the case of *Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s), the assessment matters taken into account shall only be those relevant to that/those standard(s).

18.2 RESIDENTIAL, RURAL-RESIDENTIAL, RURAL, TOWNSHIP ZONES

- i **Residential Density and Building Coverage - Residential, Rural-Residential and Township Zones**
 - a) 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 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.
 - d) 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 coverage which is out of character with the local environment.
 - e) The ability to provide adequate vehicle parking and manoeuvring space on site.
 - f) 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.
 - g) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
 - h) 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 dominance of open space over buildings.

- i) The ability to mitigate any adverse effects of increased coverage or site density.
- j) In the case of recreational activities, the extent to which the additional building coverage will affect the degree to which the land is able to be enjoyed by the general public; will result in a loss of open space which is valuable within the built environment; or will enable the establishment of activities which could adversely affect the surrounding environment by way of noise, glare, traffic generation, loss of privacy or security.

ii Residential Density - Rural Zones

- a) The degree to which the residential density has an adverse effect on the open character of the site and the surrounding area, in particular:
 - i) in the **Rural G Zones** the extent to which the numbers of residential units or the building coverage on the site would visually dominate a site which would be out of character with the local environment;
 - ii) in the **Rural S Zone** the extent to which residential units or building coverage would impact on the remote experience of the area, or impact on the landscape values of an area, including the values of spaciousness, expressive landforms, extensive tussock and grass cover, and views and panoramas.
- b) The degree to which residential density shall compromise the productivity of Land Capability Classes I and II (New Zealand Land Resource Inventory) in the **Rural G Zone**.
- c) The necessity for a residential unit on a site with a smaller area in order to provide management, supervision or security for a permitted rural activity.

iii 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) In the Residential, Rural-Residential, and Township Zones, the extent to which the character of the site and the surrounding area remains dominated by open space, rather than by buildings, with buildings at low heights and low densities of building coverage.
- c) 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.
- d) 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.
- e) 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.

- f) 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.
- g) 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.
- h) The ability to mitigate any adverse effects of increased height or exceedence of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening.
- i) In the **Rural S Zone** the extent to which the height of the building or building coverage would impact on the landscape values of an area, including the values of spaciousness, expressive landforms, and views and panoramas.

iv Setback from Streets or Roads

- 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 parking and manoeuvring space for vehicles clear of the road.
- g) 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.
- h) 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 on the site.
- i) The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness other factors in the surrounding environment in reducing the adverse effects, such existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.
- j) The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road.

v 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, odour, dust, glare or vibration.
- i) Any adverse effects of the proximity of buildings housing animals in terms of noise, odour, flies or vermin on adjoining sites.
- j) Any adverse effects on adjoining sites of the proximity of buildings housing scheduled community facilities in terms of noise, glare or vibration which is inconsistent with the surrounding environment.
- k) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.

vi Access

- i) The extent to which alternative formed access can be assured to the residential unit in the long-term.
- ii) The extent to which the level and nature of the use of the residential unit will make it unlikely that access by way of a formed road will ever be necessary.
- iii) The level of financial contribution required to be made to the Council towards the formation of the road to a standard suitable for residential access, taking into account the levels of traffic likely to be generated by the use of the residential unit in relation to the existing use of the road.
- iv) The extent to which access to State Highway 1, 8, or 83 will adversely affect the safe and efficient movement of vehicles.

vii Outdoor Living Space - Residential and Township Zones

- 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.

viii Family Flats

- a) Where the family flat is not to be removed, any likely long-term needs of the residents of the site to house dependant relatives.
- b) Any adverse effects of the family flat on the surrounding neighbourhood, in terms of reduced open space, increased dominance of the site by buildings, lack of opportunity for garden and tree plantings and lack of adequate space for vehicle parking on-site.

ix Farming - Keeping of Animals (Commercial Livestock, Pigs, Poultry, Bees and/or Boarding of Animals) - Residential, Rural-Residential and Township Zones

- i) In the Residential Zones, the nature of and reason for the commercial keeping of animals, the number of livestock, the species and/or breed of animal to be kept and the methods of effluent disposal and the extent to which this activity will detract from the quality and amenity of the residential environment in relation to odour, noise, outlook or nuisance.
- ii) In the Residential, Rural-Residential and Township Zones, the number of animals to be kept on a site and the extent to which they may detract from the quality and amenity of the surrounding environment and in particular, in terms of odour, noise, nuisance and outlook.
- iii) The extent to which the animals will be housed within buildings and the proximity of those buildings to adjoining properties. Where animals are free ranging, the means of separating them from boundary fences and other property in separate ownership.
- iv) The volume and type of traffic which may be generated to the site in relation to the keeping of animals, bees, poultry and/or pigs and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.
- v) The frequency with which vehicles may visit the site in relation to the keeping of animals, bees, poultry and/or pigs, the hours within which they will arrive

and depart and the degree of impact this will have on the amenity and privacy of surrounding residential sites.

- vi) The degree to which any lighting within the site used in relation to the keeping of animals, bees, poultry and/or pigs may adversely affect the amenity and quality of the environment.
 - vii) The nature of activities on adjacent sites and the extent to and manner in which the commercial keeping of animals and/or pigs may impact upon those activities.
- b) In addition, regard should be given to the following assessment matters as described within this section.
- i) Building Coverage
 - ii) Height of Buildings
 - iii) Recession Lines
 - iv) Setback from Streets
 - v) Setback from Neighbours

x Recreational Activities (other than on the Surface of Waterways)

- a) The extent to which the recreational activity will result in levels of traffic and/or pedestrian activity which are incompatible with the character of the surrounding area.
- b) Any adverse effects of the proposed activity in terms of:
 - i) Noise, vibration and lighting, which is incompatible with the levels acceptable in a low-density residential or rural environment.
 - ii) Loss of privacy; and in the Rural Zones loss of a sense of remoteness or isolation.
 - iii) Levels of traffic and/or parking, congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
 - iv) Litter and waste.
 - v) Any cumulative effect from the activity in conjunction with other activities in the vicinity.
- c) The extent to which any proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area, as for b)i and b)ii above.
- d) The extent to which any buildings are compatible with, and do not adversely affect, areas which have landscape or nature conservation values.
- e) The extent to which the proposed activity will result in a loss of privacy or sense of security for residents within the surrounding environment.
- f) The extent to which the recreational activity will reduce opportunities for passive recreation, enjoyment of peace and tranquillity, opportunities to provide open space and tree plantings within the built residential environment; and/or opportunities in rural areas for remote experience recreation.

- g) The extent to which the recreational activity will adversely affect the range of recreational opportunities available in the District or the quality of experience of people partaking of those opportunities.
- h) The ability of the activity to supply water, and dispose of sewage and other wastes, in an environmentally sound manner.
- i) In the Rural-Residential Zones, the extent to which Class I and II soils (New Zealand Land Resource Inventory) are taken out of productive use.
- j) The extent to which the recreational activity will compromise levels of public safety, particularly where conflict between operators may make a reasonable level of public safety impossible or difficult to achieve, and the measures to be used to ensure public safety.
- k) In addition, regard should be given to the following assessment matters as described within this section.
 - i) Building Coverage
 - ii) Height of Buildings
 - iii) Recession Lines
 - iv) Setback from Streets
 - v) Setback from Neighbours

xi Commercial Activities - Residential Zones

- a) The extent to which the sale of goods or services other than those specified in the rules may adversely affect the amenity of the environment through increased generation of vehicles, noise, fumes or advertising.
- b) The extent to which the sale of goods or services not specified in the rules may result in the dispersion of retail activity within the District, affecting the consolidation of Business Zones and the community identity or character of residential areas.
- c) The extent to which a commercial activity may result in the loss of privacy on adjoining residential sites.
- d) The extent to which the activity will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.
- e) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.
- f) Any adverse effect of the likely traffic generation from the proposed activity in terms of:
 - i) Noise and vibration from vehicles entering and leaving the site or adjoining road, which is incompatible with the noise levels acceptable in a low-density residential environment.
 - ii) Glare from headlights of vehicles entering and leaving the site or adjoining road which is intrusive for residents or occupants of adjoining sites.

- iii) Loss of privacy.
 - iv) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
 - v) Reduction in the availability of on-street parking which is such as to cause a nuisance for residents, occupants or visitors to adjoining residential sites.
 - vi) Fumes from vehicles entering or leaving the site, which are unpleasant or objectionable to residents or occupiers of adjoining residential sites.
 - vii) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- g) The extent to which the proposed traffic generation will be compatible with or not result in adverse effects upon activities in the vicinity.
 - h) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
 - i) Any adverse effects of increased levels of pedestrian activity as a result of the activity in terms of noise, disturbance and loss of privacy which is inconsistent with the low-density residential environment.
 - j) The extent to which retail sales or commercial activities on the site are an integral and necessary part of other activities being undertaken on the site and/or assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
 - k) The extent to which the activity can practically and economically be undertaken within a Business Zone.
 - l) In addition, regard should be given to the following assessment matters as described within this section.
 - i) Building Coverage
 - ii) Height of Buildings
 - iii) Recession Lines
 - iv) Setback from Streets
 - v) Setback from Neighbours

xii Retail Sales - Rural-Residential and Rural Zones

- a) Conditions may be imposed on retail sales or on group visits to sites used for farming or residential activities in order to ensure that:
- b) The location and design of vehicle access, parking and loading areas are such as to protect the safe and efficient movement of vehicles on the adjoining road(s), having regard to the classification of the road(s) in the Roding Hierarchy - Appendix G.
- c) The size, location and design of parking and loading areas and their relationship to the retail sales, buildings and outdoor display areas are such as to encourage vehicles to park on the site and are capable of accommodating likely vehicle demand.

- d) The location, design and orientation of retail buildings, outdoor display areas and advertising signs are such as to encourage vehicles to park on the site.
- e) Advertising signs are clear, simple to read and understand from passing vehicles and protect the safe and efficient movement of vehicles on the adjoining road(s).
- f) The location and design of vehicle access, parking and loading areas are such as to avoid adverse effects on neighbouring properties in terms of noise, vibration and glare from vehicles entering and leaving the site.
- g) Conditions may also be imposed on group visits to sites used for farming or residential activities in relation to:
 - i) The number of visitors to the site and the effect of these visitors on the amenity enjoyed by neighbours in terms of privacy, noise and levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.
 - ii) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.

xiii Home Occupations and Outdoor Storage (Residential, Rural Residential and Township Zones) and Hours of Operation (Township Zones)

- a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density residential or rural environment.
- b) The extent to which the character of the site will remain dominated by open space or tree and garden plantings rather than by buildings and areas of hard surfacing.
- c) The extent to which the activity will result in the loss of residential activity on the site.
- d) The extent to which the activities on the site remain dominated by residential or rural activities, rather than by activities which are not associated with or incidental to residential or rural activities on the site.
- e) Any adverse effects of the home occupation or hours of operation in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
- f) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding environment.
- g) The ability to mitigate any adverse effects of the increased scale of activity.
- h) The extent to which materials or equipment associated with a home occupation need to be stored outside the building,

and

The extent to which all manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation need to be carried outside a building, taking account of:

- i) The nature, coverage area and height of materials or equipment associated with a home occupation.
- ii) The intended duration of materials or equipment associated with a home occupations to be outside a building.
- iii) The extent to which provisions would be needed for:
 - a) security
 - b) control of litter and version
 - c) prevention or containment of fire hazard.
- i) The extent to which the proposed outdoor activities will detract from the pleasantness, coherence and attractiveness of the site as viewed from adjoining roads and sites.
- j) Any adverse effects of the outdoor activity on the outlook of people on adjoining sites, including the loss of residential or rural character.
- k) The extent to which the outdoor activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- l) The ability to screen outdoor activities from adjoining roads and sites by alternative means.
- m) The ability to mitigate any adverse effects of the outdoor activity on adjoining roads and sites.
- n) The extent to which additional employment or visitors, customers or deliveries to the site outside the hours prescribed in the Plan will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.
- o) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.

xiv Visitor Accommodation - Residential, Rural-Residential and Rural Zones

- a) The extent to which the visitor accommodation will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.
- b) The extent to which visitor accommodation on the site is an integral and necessary part of other activities being undertaken on the site; will assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers on the site; or makes a practical and economical use of an existing building and facilities on the site.

- c) The extent to which the visitor accommodation could practically and economically be undertaken within a settlement.
- d) Any adverse effects of the likely traffic and pedestrian generation from the proposed visitor accommodation in terms of:
 - i) Noise, vibration and glare from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density residential or rural environment.
 - ii) Loss of privacy and, in the Rural Zones, remoteness.
 - iii) Levels of traffic congestion, reduction in levels of traffic safety, or reduction in availability of on-street parking, which are inconsistent with the classification of the adjoining road.
 - iv) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- e) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
- f) In addition, regard should be given to the following assessment matters as described within this section.
 - i) Building Coverage
 - ii) Height of Buildings
 - iii) Recession Lines
 - iv) Setback from Streets
 - v) Setback from Neighbours

xv Community Activities - Residential, Rural-Residential and Rural Zones

- a) The nature of the activity, the hours of operation and the frequency with which the activity will take place and the extent to which these factors may affect the amenity and quality of the surrounding residential environment and privacy of adjoining residences.
- b) The extent of traffic that will be attracted to the activity and the ability of the site to accommodate parking, loading, manoeuvring and access requirements without adversely affecting the quality and amenity of the residential or rural environment or the safety and efficiency of the road network.
- c) The impact of noise and lighting that will be generated by the community activity, the location of the activity either indoors or outdoors and the extent to which this will affect the quality and amenity of the environment.
- d) The extent to which the activity could practically and economically be undertaken in a settlement
- e) In addition, regard should be given to the following assessment matters as described within this section.
 - i) Building Coverage

- ii) Height of Buildings
- iii) Recession Lines
- iv) Setback from Streets
- v) Setback from Neighbours

xvi Forestry Activities - Township and Rural-Residential Zones

- a) The scale of the proposed forest, its location, particularly in relation to residential activities and its effect upon the amenity, character and quality of the environment, taking into account the following matters:
 - i) The degree to which any excessive noise or vibration generation will affect the enjoyment of any property or public place in the vicinity.
 - ii) The degree to which any noise or vibration contrasts with the characteristics of the existing environment in terms of level, duration and timing, and the impact of any cumulative increase.
 - iii) The anticipated increase in traffic and the likely impact this will have on the existing road network in terms of safety and efficiency and also in relation to the need for road upgrading.
 - iv) The volume of refuse waste, hazardous substances and sewage likely to be generated and the methods to be adopted to dispose of these without any detrimental effects on the environment.
 - v) The likely creation of dust from heavy vehicle traffic as well as disturbance to the land and the measures to be adopted to mitigate such effect.
 - vi) The impact of any forestry plantation on the views of residents from their properties and public places, including the impact on significant outlooks or vistas.
 - vii) Any potential impact of the forestry in terms of loss of sense of security in the residential environment.
 - viii) The potential for shading property, public places and roads and the likely impact this will have on the loss of sunlight to public places and private homes and create ice on roads in winter.
 - ix) The extent to which landscape or natural conservation values may be adversely affected.
 - x) The visual and physical impact of earthworks and tracks needed to carry out the establishment and maintenance of the forest.
 - xi) Any potential impact on waterways and methods to protect them from sedimentation.
- b) The extent to which the forest may cause a fire risk that could threaten adjacent properties and the measures taken to mitigate any threat to property or life including the establishment of fire breaks.
- c) The degree to which the forestry may separate and isolate residential units.

xvii Commercial, Industrial, Service and Community Activities - Township Zone

- a) The nature and scale of the activity proposed to be established and the extent to which it will adversely affect the amenity and quality of the surrounding area.
- b) The hours of operation or frequency with which the activity is proposed to be undertaken and the extent to which this will affect the amenity of the area in terms of noise generation, effect on traffic safety and efficiency, privacy and community identity and character.
- c) The level, duration and frequency of noise to be generated and the degree to which this will contrast with the existing noise environment and the impact of any cumulative increase.
- d) The nature of any measures to mitigate excessive noise levels and the degree to which they are likely to be successful.
- e) The extent to which the visual characteristics of the activity to be established are compatible with the amenity of the surrounding area and the extent to which screening or landscaping are able to mitigate any adverse impact.
- f) 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.
- g) The nature of any goods or products, including hazardous substances, that are to be used or stored on the site and the degree to which they may affect the quality or amenity of the locality or public safety.
- h) The extent to which the proposed activity and associated storage areas are visible from adjoining sites, the road or public places.
- i) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, 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, generation of fumes and the safety and efficiency of the road network.
- j) In addition, regard should be given to the following assessment matters as described within this section.
 - i) Building Coverage
 - ii) Height of Buildings
 - iii) Recession Lines
 - iv) Setback from Roads
 - v) Setback from Neighbours

xviii Landscaping - Township Zone

- a) The extent of the visual impact of buildings and outdoor storage areas on sites where a reduced area of landscaping is proposed.

- b) The extent to which the site is visible from adjoining sites, public places or the road and in particular, from sites of residential activity.
- c) The extent to which other factors may compensate for a reduced landscaped area, such as:
 - i) a higher quality of planting over a smaller area.
 - ii) a high standard of architectural design that is not visually obtrusive.
 - iii) the type of building materials used.
 - iv) the location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- d) The visual appearance of the site and the length of boundary open to public view and the impact of buildings and activities within the site on the character and amenity of the area.
- e) The importance of improving the standard of landscape particularly where a low standard of landscaping currently exists.

xix Noxious or Unpleasant Activities - Township Zone

- a) The nature and scale of the activity proposed to be established and the extent to which it will adversely affect the amenity and quality of the surrounding area.
- b) The hours of operation or frequency with which the activity is proposed to be undertaken and the extent to which this will affect the amenity of the area in terms of noise generation, vibration, effect on traffic safety and efficiency, privacy and community identity and character.
- c) The level, duration and frequency of noise to be generated and the degree to which this will contrast with the existing noise environment and impact on any cumulative increase.
- d) The nature of any measures to mitigate excessive noise levels and the degree to which they are likely to be successful.
- e) The extent to which the visual characteristics of the activity to be established are compatible with the amenity of the surrounding area and the extent to which screening or landscaping are able to mitigate any adverse impact.
- f) The extent to which lighting associated with the activity may adversely affect adjoining sites and the potential to mitigate any effect and the likely success of these measures.
- g) The potential for noxious or objectionable smells to be generated and the degree to which mitigation measures are likely to be successful.
- h) The nature of any goods or products, including hazardous substances, that are to be used or stored on the site and the degree to which they may affect the quality or amenity of the locality or public safety.
- i) The extent to which the proposed activity and associated storage areas are visible from adjoining sites, the road or public places.

- j) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements including the frequency and timing of vehicle movements and the extent to which these may have an effect on the surrounding environment in terms of noise, generation of fumes and the safety and efficiency of the road network.
- k) In addition, regard should be given to the following assessment matters as described within this section.
 - i) Building Coverage
 - ii) Height of Buildings
 - iii) Recession Lines
 - iv) Setback from Roads
 - v) Setback from Neighbours

xx Industrial and Service Activities - Rural G and S Zones

- a) The extent to which the activity could be practically and economically located in an appropriate business zone or township.
- b) The degree to which the location of the activity in a Rural Zone will adversely affect the convenience, accessibility and vitality of the Business Zones and the services provided for in these zones.
- c) The extent to which the activity needs to be located in a rural area.
- d) The degree to which the activity is compatible with the amenity, quality and character of the area and extent to which the activity will impact on the surrounding rural community or natural resources, in particular the following:
 - i) traffic generation (and consequent pressure for road upgrading);
 - ii) demand on water resources;
 - iii) effect on margins of waterbodies and waterways;
 - iv) volume, and methods of disposal of, refuse waste, hazardous substances and sewage;
 - v) impact on long term use of the District's Class I and II soils for primary production;
 - vi) production of noise, odour, glare, fumes or vibration.
- e) The extent to which landscape or natural or conservation values, or the visual amenity generally, is adversely affected (refer to Assessment Matters xxv and xxvi - Areas of Landscape Importance and Significant Natural Conservation Values).
- f) In addition, regard should be given to the following assessment matters as described within this section.
 - i) Height of Buildings
 - ii) Recession Lines
 - iii) Setback from Streets
 - iv) Setback from Neighbours

xxi Intensive Farming (including effluent disposal) - Rural Zones

- a) The extent to which the intensive farming operation will be compatible with the character of the surrounding rural area, including the density of and proximity to residential units in the area.
- b) The degree to which the proposed intensive farming operation 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:
 - i) the size of the proposed intensive farming operation and its associated site;
 - ii) the design of the buildings, facilities, and waste and noise management systems;
 - iii) the management and operation of the waste and noise management systems;
 - iv) waste treatment measures employed;
 - v) odour and noise abatement measures employed.
- c) The degree to which existing or proposed landscaping, including plantings, will shelter and screen the proposed site.
- d) The extent to which the proposed buildings will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area.

Note: Regional Council Consent may be required for any discharge to land or water.

xxii Mineral Exploration - Rural Zones

- a) Conditions may be imposed on mineral exploration in order that:
 - i) the amount of vegetation cleared and volumes of material removed will be minimal and the adverse effects to landscape and conservation values are minimised;
 - ii) rehabilitation of the site is completed which ensures:
 - a) the long term stability of the site;
 - b) that the landforms or vegetation on finished areas are visually integrated into the landscape;
 - c) that the land is returned to its original productive capacity, where appropriate.
 - iii) roads or buildings are located in such a way as to minimise impacts to landscape, conservation, and amenity values;
 - iv) dust is minimised where amenity values are at risk. Methods may include wetting down of tracks or heaped overburden;
 - v) noise is minimised where amenity values are at risk. Methods may include restricted hours of operation or appropriate mufflers on machinery.

xxiii Mining Activities and Gravel Extraction - Rural Zones

- a) The extent to which the activities of vegetation clearance and the excavation and removal of material associated with mining impact on amenity values, landscapes values and natural conservation values. (Refer to relevant Assessment Matters.)

- b) The extent to which roads or buildings impact on amenity values, landscape values and natural conservation values. (Refer to relevant Assessment Matters.)
- c) The ability of the proposal to rehabilitate the site after mining so:
 - i) that the long term stability of the site is ensured;
 - ii) that the landforms or vegetation on finished areas are visually integrated into the landscape;
 - iii) that the land is returned to its original productive capacity, where appropriate;
 - iv) that water and soil values are protected.
- d) The ability of operation to minimise dust, noise, lighting and vibration so that amenity or natural conservation values are not at risk.
- e) The ability of the company to provide a contingency plan for early mine closure, including an evaluation of the risk to the neighbouring community and environment.
- f) The ability of the company to provide a bond to the Council annually for the purpose of rehabilitating operation areas in the event of a premature closure.
- g) The ability of the company to adequately monitor the operations and its effects on the receiving environment.

xxiv Tree Planting - Shading, Intersection Visibility and Wilding Tree Spread - Rural Zones

- a) Conditions may be imposed on tree planting in order that the degree of risk of wilding spread is mitigated by:
 - i) using the correct tree species for the location and environment;
 - ii) location of plantings, particularly with respect to the ability of viable seed being able to take-off and be deposited off the site;
 - iii) management plans which set out the methods to eradicate any wilding trees.
- b) Bonds may be levied to ensure that finance is available for wilding tree eradication programmes. Area of potential spread needs to be calculated to determine potential eradication area.
- c) The extent to which the location, orientation, species and maximum height of the proposed tree(s) will result in shading of the carriageway and a potential for icing which could endanger the safety of motorists.
- d) The extent to which tree location, species, maximum height and spread of the proposed tree will obstruct visibility from the intersection of approaching traffic, and adversely affect road safety having regard to the geometry and orientation of the intersection and the speed and volume of vehicles on the road.

xxv Areas of Landscape Importance - Rural Zones

For activities located in the following areas of the Rural Zone shown on the Planning Maps:

- Outstanding or significant natural features
- Outstanding landscapes

- Significant coastal landscapes
 - a) The extent to which the activity would adversely affect the characteristics of the landscape, which give rise to its value
 - b) The extent to which the activity will cause:
 - i) the loss of key views or viewpoints;
 - ii) the loss of accessibility to key views or viewpoints;
 - iii) any obscuring of landforms or natural features
 - iv) the loss of the natural landscape pattern; including the loss of underlying landform pattern;
 - v) the loss or obscuring of present vegetation patterns;
 - vi) the loss of openness and spaciousness of the landscape, and the naturalness of the landscape.
 - c) The extent to which the activity is in accordance with the policies in this Plan and in particular those policies listed under Chapter 16, Issue 7, Landscape Objective 16.8.2.
 - d) The extent to which the activity is in accordance with the landscape guidelines in Appendix D to this District Plan.

These assessment matters also apply to forestry activities in the Rural Scenic Zone.

Significant Nature Conservation Values, Alpine Environments and General Nature Conservation Values - Rural Zones

- a) The degree of significance of a species or community of indigenous plants and animals at the specific locality of the proposed activity. In particular:
 - i) The status of a particular species, whether it is rare, vulnerable or endangered in the District, Region or nationally.
 - ii) The general rate of decline of a particular species in the District, Region or nationally.
 - iii) The distinctiveness or uniqueness of a particular community, or group of communities of plants or animals, to the District, Region or nationally.
 - iv) The range or diversity of species in a particular plant or animal community.
 - v) The importance of an area providing habitat to animals.
- b) The extent to which the activity threatens the indigenous plants or animals identified at the site.
- c) The extent to which the environment in and adjoining the site is sensitive to modification.
- d) The degree to which the activity will adversely affect natural features, geological and geomorphological sites.
- e) The degree to which river, lake or wetland habitat is adversely affected through run-off and sedimentation caused by earthworks.
- f) The degree to which fresh water habitat may be compromised by a decline in water yields due to tree plantings.

- g) The extent of any alteration of a wetland and the subsequent loss of habitat.
- h) The degree to which any increased nutrient levels of a lake or wetland may occur.
- i) The degree to which any possible alternative locations or methods for undertaking the activity could occur.
- j) In the beds and margins of rivers, lakes and wetlands:
 - i) The extent to which the activity threatens birdlife; and the degree of significance a particular bird species has to the District following the criteria in a) above.
 - ii) The degree to which public access would be restricted.
 - iii) The degree to which trout, salmon or fresh water habitat are adversely affected by disturbance, including the clearance of vegetation.
 - iv) The extent to which the activity will result in a loss of natural character and any recreational values associated with the water body.
 - v) The degree to which any possible alternative locations or methods for undertaking the activity could occur.
- k) The extent to which previous management practices have already significantly modified the characteristics of the site.
- l) The cost to the landholder of being able to undertake the proposed activity.

xxvi Riparian Management - Rural Zones

- a) The degree to which the activity will restrict public access and enjoyment of the waterway margin.
- b) The degree to which the activity threatens indigenous plants or animals or their habitat identified in the waterway beds and margins.
- c) The degree of significance of the indigenous plant or animal communities (refer to Assessment Matter - Significant Nature Conservation Values).
- d) The extent of any alteration of a wetland and the subsequent loss of habitat.
- e) The degree to which nutrient levels of a lake or wetland may be increased.
- f) The extent to which fresh-water habitat, amenity, or recreational values may be adversely affected through increased nutrient or sediment run-off.
- g) The extent to which the natural character of the waterway margin will be retained.
- h) The extent to which the activity may impact on recreational values associated with the water body, including the amenity of that part of the river, stream, lake or wetland.

xxvii Animal Control - Rural S Zones

- a) The potential extent to which escaped animals could adversely effect indigenous plant or animal values within the Conservation Estate by:

- i) the forming of wild populations;
 - ii) the predatory nature or feeding habits of the animals.
- b) The methods used to ensure containment of animals.
 - c) The difficulty of eliminating escaped animals.
 - d) The degree to which any possible alternative locations or methods for undertaking the activity could occur.

xxviii General Landscape Values - Rural Zones

- a) Earthworks – Controlled Activity - Rural Zones
Conditions may be imposed in relation to the siting, design and methods of construction of earthworks and associated rehabilitation. Appendix D gives guidance on these matters.
- b) Shelterbelts – Rural Scenic Discretionary Activity- Rural Scenic Zone
The extent to which the siting, design, species composition of shelterbelt plantings adequately mitigate visual effects. Appendix D gives guidance on these matters. Further guidance on the need for conditions relating to the management of wilding control is found in Assessment Matter xxiv.
- c) Residential Units – Restricted Discretionary Activity- Rural Scenic Zone
The extent to which the location, size, and reflectivity and colour of a residential unit adequately mitigate visual effects. Appendix D gives guidance on these matters.

xxix Surface of Waterways - Rural Zones

- a) The extent to which the water-based activity will adversely affect the range of recreational opportunities available in the District or the quality of experience of the people partaking of those opportunities.
- b) The extent to which the water-based activity is compatible with, and will not adversely affect significant natural conservation values or wildlife habitat. In particular, the effects of the activity on the outstanding natural conservation and wildlife values of the District's braided rivers and high country lakes and wetlands.
- c) The extent to which the water-based activity is particularly suited to and benefits from the natural characteristics of the particular waterway.
- d) The extent to which the water-based activity will reduce opportunities for passive recreation, enjoyment of peace and tranquillity and, particularly, opportunities for remote experience.
- e) The extent to which the water-based activity will compromise levels of public safety, particularly where conflict between operators may make a reasonable level of public safety impossible or difficult to achieve.
- f) Any adverse effects of the proposed activity in terms of:
 - i) Noise, vibration and lighting, which is incompatible with the levels acceptable in a particular waterway environment.

- ii) Loss of privacy or a sense of remoteness or isolation.
 - iii) Levels of congestion or reduction in levels of waterway safety which are unacceptable for the nature of the waterway.
 - iv) Accumulation of litter and waste, and access to toilet facilities.
 - v) Any cumulative effect from the activity in conjunction with other activities in the vicinity.
- g) In the case of structures or moorings which pass across or through the surface of any waterway or are attached to the bank of any waterway, the extent to which the structures or moorings:
- i) are a dominant or obtrusive element, particularly when viewed from any public place;
 - ii) cause an impediment to craft manoeuvring and using shore waters;
 - iii) diminish the recreational experience of people using public areas around the shoreline;
 - iv) result in congestion and clutter along the bank or shoreline;
 - v) are likely to result in demand for craft to be permanently moored;
 - vi) can be used by a number and range of people and craft, including the general public;
 - vii) adversely affect natural conservation and wildlife values of the waterway.

xxx Hydro-electric Activities – Rural Zone

- a) Regard should be given where appropriate to the following assessment matters:
- i) The extent to which the building or structure will have a visual impact on the amenities of the District, including the skyline and open landscape.
 - ii) The nature and type of any effects on fisheries, flora and fauna and the habitats of any flora and fauna.
 - iii) The nature of any adverse effects on the environment created from construction of the building or structure including earthworks, dust, run-off, sedimentation, noise and traffic and the extent to which they may affect the quality, amenity and character of the surrounding environment.
 - iv) Any mitigation measures and the extent to which they are likely to be successful.
 - v) The extent of the increase in volume and/or area of water and the extent to which surrounding land would be inundated.
 - vi) The quality of the soils of the area to be inundated and their potential uses.
 - vii) The social and economic impact on local communities.
 - viii) The degree to which the increased water body will affect the provision of roading and services within the locality.
 - ix) The potential for increased recreational and other activities.
 - x) The impact of the increase in water volume and/or area on the tangata whenua and their values.

xxxii Tara Hills Research Station - Rural Zones

- a) Regard should be given to the following assessment matters as described within this section.
- i) Height of Buildings and Sunlight for Neighbours
 - ii) Setback from Roads and Neighbours

xxxii Oamaru Raceway

- a) Regard should be given to the following assessment matters as described within this section.
 - i) Height of Buildings
 - ii) Recession Lines
 - iii) Setback from Streets
 - iv) Setback from Neighbours

Landscaping

- b) The extent of the visual impact of buildings and outdoor storage areas on sites where a reduced area of landscaping is proposed having regard to its visibility from adjoining sites, public places or the road and in particular, from sites of residential activity.
- c) The extent to which other factors may compensate for a reduced landscaped area, such as:
 - i) a higher quality of planting over a smaller area.
 - ii) a high standard of architectural design that is not visually obtrusive.
 - iii) the type of building materials used.
 - iv) the location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- d) The importance of improving the standard of landscape having regard to the visual appearance of the site, the length of boundary open to public view and the impact of buildings and activities within the site on the character and amenity of the area, particularly where a low standard of landscaping currently exists.

Screening

- e) The type of goods or vehicles to be stored on site, their visual appearance and 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.
- f) The location of the storage area in relation to buildings and options for the alternative layout of activities on site.

Lighting

- g) The degree to which glare may affect the enjoyment, character, safety or amenity of any public place or residential area in the vicinity having regard to the time, duration and intensity of the light and the extent to which it illuminates adjoining land areas.
- h) The location of the source of glare and the potential to relocate or redirect the source within the site to mitigate any nuisance, including the safety of vehicles travelling along adjoining road networks and the degree to which this can be achieved successfully.
- i) The extent to which the light source is necessary to enable certain activities to take place.

Noise

- j) The degree to which excessive noise generation will affect the enjoyment of any public place or residential area in the vicinity.
- k) The degree to which the noise contrasts with the characteristics of the existing noise environment in terms of level, duration and timing, and the impact of any cumulative increase.
- l) The nature of measures to mitigate excessive noise levels and the degree to which they are successful.

Hours of Operation (Schools only)

- m) The extent of the additional time in terms of duration and frequency and the character and amenity of the surrounding environment and the extent to which the extension of hours will affect these qualities.
- n) The nature of the activities to be undertaken within this time and adverse effects that they may generate in terms of traffic, noise or visual amenity and the extent to which the additional hours sought may cause an accumulation of these effects.

xxxiii Height of Buildings - Oamaru Airport Zone and Omarama Airfield

- 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 the scale of adjoining buildings.
- b) The degree to which the increased height may affect the amenity and enjoyment of public open space through a reduction in view or casting of shadows.
- c) The potential for any adverse effects created through increased height to be mitigated through site layout, separation distances or the provision of landscaping.

xxxiv Setback from Unit Boundaries - Omarama Airfield

- a) The extent to which a limited building setback from a road or neighbours is necessary in order to allow more efficient or practical use of the remainder of the site.
- b) The extent to which alternative practical locations are available for the building or structure.
- c) The degree to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the road and adjoining sites.
- d) The degree to which the proposed building will detract from the outlook and privacy of people on adjoining sites.
- e) The degree to which existing or proposed landscaping, including plantings, will mitigate the effects of limited building setback from a road or neighbours.
- f) 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.
- g) The extent to which the proposed building will have a size, form, proportions, roof line, style, external materials and colour which are sympathetic to the surrounding environment.
- 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.

xxxv Building Coverage - Omarama Airfield

- a) The degree to which building coverage has an adverse effect on the open character of the site and the surrounding area, in particular:
- b) The extent to which the amount of building coverage on the site would visually dominate a site which would be out of character with the local environment;
- c) The degree to which building coverage shall compromise the productivity of Land Capability Classes I and II (New Zealand Land Resource Inventory) in the **Rural G Zone**.
- d) The necessity for a building on a site in order to provide for a permitted activity.

xxxvi Building Coverage, Site Area and Dimension - Omarama Airfield

- a) The degree to which reduction of site area or dimension or the increase in building coverage causes an adverse effect on the open character of the site and the surrounding area.
- b) The extent to which there is adequate parking and manoeuvring of vehicles.
- c) The necessity for a building on a site in order to provide for a permitted activity.

xxxvii Housing or Keeping of Animals - Omarama Airfield

- a) The extent to which animals may detract from the quality and amenity of the surrounding environment in terms of smell, noise, and outlook.
- b) The sensitivity of the surrounding environment and the extent to which animals may impact on these activities.

xxxviii Serviced Caravan and Tent Sites - Omarama Airfield

- a) The effect of the reduction in the character of the area and neighbourhood with respect to visual amenity, traffic generation, noise and privacy.
- b) The extent to which services can cope with any increase in number.

xxxix Site Layout, Linkages and Design of Buildings - Area A, Omarama Airfield

- a) Conditions may be imposed with respect site layout, roading and pedestrian linkages, and the design of buildings in order to:
- b) Ensure that site layout generally separates residential/accommodation uses from aviation and gliding uses for safety and amenity reasons, and that there is a convenient and efficient relationship between uses in the Zone;
- c) Ensure the roading and pedestrian linkages are such that traffic associated with aviation and gliding activities does not pass through residential and accommodation areas;
- d) Ensure the design of buildings gives an integrated visual appearance that is in sympathy with the surrounding area.

18.3 BUSINESS ZONES

i 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.

ii Setback from Roads

- a) Where the performance standard allows no setback greater than 5m from the road to be provided:
 - i) The degree to which setback further than 5m 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:
 - i) The extent to which the reduced setback will affect the potential of the site to comply with the standards for carparking and/or landscaping.
 - ii) The design and appearance of the building and its visual impact from the street or adjoining properties.
 - iii) The necessity for a reduced setback to enable more efficient or practical use of a site.
 - iv) 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.
 - v) The potential for the privacy of adjoining residential sites to be affected from buildings built at a reduced setback.
 - vi) The potential for any landscaping to mitigate any increased visual impact created from a reduced setback.

iii 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, 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.

iv Setback from Neighbours

- a) Where a setback is not to be greater than 5m from internal boundaries on a site, the extent to which this will affect the visual continuity of building frontage and the character of those streets as visually distinctive centres of intensive business activity.

- b) The necessity to provide access to the rear of the site for other business activities as well as activities such as off-street parking, loading and storage.
- c) The design and appearance of the building and its relationship with adjoining buildings in terms of continuity of design, height and scale.
- d) The layout of the site and the options for maximisation of use of the site area.

v Verandahs

- a) Where a verandah is not to be provided the extent of the effect this 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 verandah 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 verandah will have on the architectural cohesiveness of the street.

vi Windows

- a) Where a display window(s) is/are not to be provided, the extent of the effect this 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.

vii Access Business 1

- a) The extent to which the access to the site will impact 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 degree to which the amenity, interest and attractiveness of the street will be affected and the effect this may have on the continued viability of the business centre to attract custom.

viii Parking and Loading

- a) Refer to relevant Assessment Matters under 12.4.2(a).

ix Outdoor Storage and Display

- a) Where vacant land is to be used for the storage, display and sale of goods:
 - i) 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) Where goods are not stored to the rear of a building or not screened from public view:
 - i) 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.
 - ii) 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.
 - iii) The height of any stacks of stored goods or vehicles and their visibility from surrounding sites and in particular, from residential sites.
 - iv) The extent and quality of landscaping provided on the site or alternative means of screening.
 - v) The location of the storage area in relation to buildings and options for the alternative layout of activities on site.

x 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:
 - i) a higher quality of planting over a smaller area
 - ii) a high standard of architectural design that is not visually obtrusive
 - iii) the type of building materials used
 - iv) the location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- d) 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.
- e) The importance of improving the standard of landscape particularly where a low standard of landscaping currently exists.

xi Amenities of Residential and Rural-Residential Zones

- a) The extent of the visual impact of the building from the adjoining residential site and its impact on the amenity and character of the residential 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 dwelling.
- 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, carparking and storage areas on site.
- e) The potential for the development to affect the amenity of the adjoining residential environment in terms of such matters as noise, glare, dust, smell and vibration.

xii Commercial Activities and Retail Floorspace

- a) The effects of the retailing of additional goods and/or additional retail activities, in respect to the following:
- b) The likelihood of any adverse effects on the compactness, convenience, vitality and pleasantness of the Business 1, 2 and 3 Zones for shoppers, visitors and workers.
- c) The degree to which retailing of a wider range of goods will adversely affect the consolidation of the Business 1, 2 or H Zones and the effect this may have on the use of existing infrastructure, such as car-parking, street works or street lighting, and on the amenity of those zones.
- d) The extent to which there would be any adverse effects on traffic movement, safety and efficiency, parking and access within the vicinity of the site.
- e) The degree to which the activity would result in adverse effects on the amenity of sites in adjoining zones.
- f) The potential for the establishment of retailing activities to create a nucleus for the aggregation of further retail activity in the vicinity.
- g) Any cumulative effect of the proposed retailing in conjunction with other retailing undertaken in or in close proximity to the zone, in terms of a-f above.
- h) The degree to which greater dispersion of retailing activity throughout the Business Zones will adversely effect the retention of defined and concentrated areas of intensive business activity within the Business 1, 2 and 3 Zones.
- i) The effect of a smaller floor area or multi-purpose retail outlet being established in the Business 3 Zone on the consolidation of business areas where there is no limitation on retail activity.
- j) The potential for the establishment of multi-purpose stores to be established in the Business 3 Zone to create a nucleus for the aggregation of further retail activity.

xiii Design and Appearance

- a) Conditions may be imposed on the design and appearance, site layout and landscaping in order to:
 - i) ensure that any new buildings, landscaping and signs in **Omarama** generally meets the Design Guidelines contained in the *Omarama Township Study* April 1993.
 - ii) ensure that any new buildings, refurbished buildings, alterations or additions to existing buildings in the **Business H Zone** generally meets the design guidelines specified in the *Oamaru Central Area Design Guidelines*.
 - iii) ensure that signs, car parking (and landscaping) are complimentary to the heritage values of the **Business H Zone** and generally meets the design guidelines specified in the *Oamaru Central Area Design Guidelines*.

xiv Offensive Processes - Business 4 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.