

13.10 Specific Purpose (Ruapuna Motorsport) Zone

13.10.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Ruapuna Motorsport) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- c. This chapter provides for the continued operation of the Ruapuna Motorsport Park as a facility of regional importance, whilst ensuring the adverse noise effects are effectively managed to not increase and, if practicable, are reduced. A range of training and [ancillary](#) uses are also provided for.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.10.2 Objectives and Policies

13.10.2.1 Objective — Motorsport

- a. Ruapuna Motorsport Park continues to operate as a facility of regional importance servicing motorsport, as well as training and [recreational activities](#), whilst ensuring the adverse noise effects of activities at the Park on the surrounding community and environment are effectively managed to not increase and, if practicable, are reduced.

13.10.2.1.1 Policy — Motorsport

- a. To ensure that motorsport activities operate in a manner which do not result in an unreasonable level of noise being received by activities which are noise sensitive; and
- b. To manage noise-sensitive activities where they would be affected by noise from motorsport activities.

13.10.2.1.2 Policy — Other environmental effects of activity at Ruapuna Motorsport park

- a. To ensure that activities associated with the Ruapuna Motorsport Park do not have the effect of giving rise to adverse effects (noise, glare, visual detracting), including through incremental increases in scale and intensity, without separation or mitigation measures.

13.10.2.1.3 Policy — Use and development of Ruapuna Motorsport Park

- a. Provide for the use and development of the land and [buildings](#) at Ruapuna Motorsport Park in a manner that:
 - i. recognises the regional importance of the park as a motorsport facility; and
 - ii. enables a range of uses that are [ancillary](#) to the park's use as a motorsport facility.

13.10.2.2 Objective — Ancillary activities

- a. A range of [ancillary](#) uses that will assist in maintaining the viability of the Motorsport Park, contributes towards providing for the social and cultural wellbeing of the community, and ensures any adverse effects on the environment are avoided, remedied or mitigated.

13.10.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Ruapuna Motorsport) Zone are contained in:
 - i. General Rules - Noise in Rule [13.10.4.1](#).
 - ii. The activity status tables (including activity specific standards) in Rule [13.10.4.2](#).
 - iii. Built form standards in Rule [13.10.4.3](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Ruapuna Motorsport) Zone:
 4. Hazardous Substances and Contaminated Land
 5. Natural Hazards
 6. General Rules and Procedures
 7. Transport ~~—see in particular~~ [7.2.3](#)
 8. Subdivision, Development and Earthworks
 9. Natural and Cultural Heritage
 11. Utilities and Energy

13.10.4 Specific Purpose (Ruapuna Motorsport) Zone

13.10.4.1 General Rules — Noise

13.10.4.1.1 There shall be a minimum of 10 weekend calendar days scheduled between 31 October and 31 March per annum, of which at least 4 shall be scheduled between 2 January and 31 March, where there shall only be activities permitted in Rule 13.10.4.2.7 Table 4.

13.10.4.1.2 For the purposes of these rules:

- a. Noise from Ruapuna Motorsport Park shall be measured in accordance with [New Zealand Standard NZS 6801:2008 Acoustics – Measurement of environmental sound](#), and assessed in accordance with [NZS 6802:2008 Acoustics - Environmental noise](#), except that any penalty for special audible characteristics and/or duration (paragraphs 6.3 and 6.4) shall not apply.
- b. A permanent noise logger shall be established at Ruapuna Motorsport Park, at a position selected by the [Council](#), and shall be operated and maintained by the [Council](#).
- c. The noise limits specified in Rule 13.10.4.2.7 Table 1 and Table 2 apply at the permanent noise logger. Data from the permanent noise logger will be deemed sufficient to determine compliance with Rule 13.10.4.2.7 Table 1 and Table 2, subject to verification that noise is attributable to activities at the Ruapuna Motorsport Park. Verification is to be confirmed by the [Council](#).
- d. The noise limits specified in Rule 13.10.4.2.7 Table 3 and Table 4 apply at the [boundary](#) of the Ruapuna Motorsport Park.
- e. The lessees of the Ruapuna Motorsport Park shall maintain a log of racing, training, practicing, testing, and all other events. The log is to be made available to the [Council](#) upon request and should include as a minimum: the type of activity, event name if applicable, and start/finish times.
- f. A year shall mean the 12 month period from 1 July to the following 30 June.

13.10.4.1.3 The following exemptions will apply to the rules in 13.10.4.2 and 13.10.4.1.1 :

- a. Rule 13.10.4.2 shall not apply to emergency services vehicles;
- b. Where the need to wait for a replacement ambulance to arrive on site causes the start or finish time of any activity on the track to be delayed, the hours of operation may be extended for up to an hour.
- c. Where a New Zealand Speedway title event has experienced unavoidable delays, the hours of operation may be extended for up to an hour to complete the New Zealand Speedway title event on up to 4 occasions per year;
- d. Where the Speedway race programme for a New Zealand Speedway title event is unable to be completed due to adverse weather conditions, the programme may be

completed the following calendar day, and may commence from 2pm, on up to 4 such events per year.

13.10.4.1.4 Noise Management Plans

- a. The lessee or lessees of facilities within the Ruapuna Motorsport Park shall prepare, maintain and operate in accordance with a Noise Management Plan for the operation of the Speedway (including the Remote Control Car Track) and a Noise Management Plan for the operation of the Raceway. Each initial Noise Management Plan shall be submitted to the Head of Planning and Strategic Transport for certification by a suitably qualified and experienced person (appointed by the Head of Planning and Strategic Transport) in writing that the Noise Management Plan gives effect to this rule within three months of this rule becoming operative. Any subsequent iterations of the Noise Management Plans will not require certification.
- b. Notwithstanding the process and timing for review of the Noise Management Plans specified in the Plans, the [Council](#) may review either one or both Noise Management Plans in consultation with the lessees and the Community Liaison Committee. The [Council](#) shall provide adequate notice and state the reasons for the review, and any reviewed plan shall be recertified by the suitably qualified and experienced person appointed by the Head of Planning and Strategic Transport.
- c. The respective Noise Management Plans shall each address and include:
 - i. Objectives which are consistent with and which will contribute to achievement of Objective 13.10.2.1 and Policy 13.10.2.1.1 to maintain the operation of the facility whilst not increasing, and if possible reducing adverse noise effects on the environment.
 - ii. A clear description of the physical resources and facilities located at the Raceway or Speedway.
 - iii. A comprehensive description of the range of activities conducted at the Raceway or Speedway, including a requirement that an annual calendar of Race Dates be prepared and made publicly available for both the Raceway and Speedway prior to the commencement of each raceway season. In addition a calendar of all the activities proposed for each calendar month showing the times and noise category of each activity shall be prepared, maintained, and made publicly available prior to the beginning of that calendar month. The calendars should:
 - A. specifically identify dates for those weekend days required by Rule 13.10.4.1.1 ;
 - B. where possible, the calendar should include provision of late starting times at the Raceway on days when the Speedway is also holding a race event and identify dates for [Special Interest Vehicles](#); and
 - C. be updated as soon as possible following the cancellation of any activity.
 - iv. Operating procedures for the Raceway or Speedway. These procedures are to ensure activities at the Raceway and Speedway comply with the rules in 13.10.4.1.2 and 13.10.4.1.3 .
 - v. Measures and initiatives for the management of vehicle noise and public address systems to achieve the Noise Management Plan objectives, including to ensure,

where relevant, consistency with the requirements of the New Zealand Motorsport Manual.

- vi. A description of the methods proposed to record the type, scale, frequency and duration of activities and events, including the monitoring of noise levels.
- vii. Protocols for the sharing of data from noise monitoring. This shall include a requirement to provide regular reporting of activities to the public, [Council](#) and Community Liaison Committee with regard to compliance with the rules in [13.10.4.1.2](#) and [13.10.4.1.3](#) , including a running tally of each category of event held in each year.
- viii. Protocols for responding to, addressing, and reporting on noise exceedances recorded by noise monitoring.
- ix. Identification of management responsibilities and personnel, including contact details.
- x. The protocol for receiving, processing and responding to noise complaints. This shall include a requirement that the complainant be advised of the outcome of any complaint.
- xi. The process and timing for review of the respective Noise Management Plans.
- xii. As a schedule, a copy of the [Council](#)'s Monitoring Guidelines for Ruapuna Motorsport Park. The Guidelines shall record the methodology that the [Council](#) will utilise for:
 - A. how monitoring at the [boundary](#) is to occur for the activities undertaken in accordance with Rule [13.10.4.2.7](#) Tables 3 and 4; and
 - B. analysing noise data from the boundary noise logger for the purpose of assessing compliance with the rules in [13.10.4.1.2](#) and [13.10.4.1.3](#) (for example, to eliminate outliers in the data set, such as overflying aircraft); and
 - C. subsequently investigating any non-compliances identified in that analysis, including through discussion with the lessees of facilities within the Park; and
 - D. ensuring that the boundary noise logger is calibrated to accurately record noise at the Raceway and the Speedway.
- xiii. The matters required by Rule [13.10.4.1.5](#) below.

13.10.4.1.5 Community Liaison Committee

- a. The lessees, with support from the [Council](#), shall form and operate a Community Liaison Committee. The following matters shall be set out in each Noise Management Plan:
 - i. Committee membership, roles, and appointment procedures. The Committee shall comprise an independent chairperson appointed by the [Council](#), 3 members from the local Templeton residents, 2 members from the Canterbury Car Club, 1 member from Christchurch Speedway Association, and 1 member from the [Council](#);

- ii. The frequency of meetings, which shall be a minimum of four times per year, or as agreed by the Committee;
 - iii. Administration responsibilities, and procedures;
 - iv. Dispute resolution procedures.
- b. If local Templeton residents do not wish to form a Community Liaison Committee that shall not comprise a breach of these rules on the part of the [Council](#) or the lessees.
- c. The Community Liaison Committee may consider any adverse effect arising from activities at the Motorsport Park.

13.10.4.2 Activity status tables — Ruapuna Motorsport Activities

13.10.4.2.1 Permitted activities

- a. In the Specific Purpose (Ruapuna Motorsport) Zone the activities listed below are permitted activities if they meet with the activity specific standards set out in this table and the built form standards in Rule 13.10.4.3 .
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 13.10.4.2.2, 13.10.4.2.3, 13.10.4.2.4, 13.10.4.2.5 and 13.10.4.2.6.

Activity		Activity specific standards
P1	Motor vehicles using the Racetrack except motor racing vehicles , and not operating above 100 km/h.	a. Shall occur in accordance with the raceway noise standards in 13.10.4.2.7 Table 1 .
P2	Motor racing vehicles using the Racetrack.	a. Shall occur in accordance with the raceway noise standards in 13.10.4.2.7 Table 1 . b. The activities in 13.10.4.2.7 Table 1 shall not be scheduled to occur at the same time as the activities in 13.10.4.2.7 Table 2 .
P3	Drag racing vehicles using the Racetrack.	a. Shall occur in accordance with the raceway noise standards in 13.10.4.2.7 Table 1 . b. Where Drag Racing is scheduled to occur on a day where there are other activities scheduled to occur on the racetrack, it shall be allowed to occur on the same day provided that the events do not occur at the same time. For the avoidance of doubt, a day of Drag Racing that occurs on the same day as one of the other 120 high noise days in 13.10.4.2.7 Table 1 will be treated as two separate days for the purpose of accounting for the maximum number of calendar days per year allocated for these activities. c. The activities in 13.10.4.2.7 Table 1 shall not be scheduled to occur at the same time as the activities in 13.10.4.2.7 Table 2 .
P4	Special Interest Vehicles using the	a. Shall occur in accordance with the raceway noise standards

Activity		Activity specific standards
	Racetrack.	<p>in 13.10.4.2.7 Table 1.</p> <p>b. The activities in Table 1 shall not be scheduled to occur at the same time as the activities in 13.10.4.2.7 Table 2.</p>
P5	Speedway race meeting.	<p>a. Shall occur in accordance with the speedway noise standards in 13.10.4.2.7 Table 2.</p> <p>b. The activities in Table 1 shall not be scheduled to occur at the same time as the activities in 13.10.4.2.7 Table 2.</p>
P6	Speedway practices.	<p>a. Shall occur in accordance with the standards in 13.10.4.2.7 Table 2.</p>
P7	Electric remote controlled vehicles using the Track.	<p>a. Shall occur in accordance with the remote controlled vehicle track noise standards in 13.10.4.2.7 Table 3.</p>
P8	Non-electric remote controlled vehicles using the Track.	<p>a. Shall occur in accordance with the remote controlled vehicle track noise standards in 13.10.4.2.7 Table 3.</p>
P9	Driver training	<p>a. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4.</p>
P10	Road safety testing	<p>a. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4.</p>
P11	All other activities associated with a motorised sports facility at Ruapuna including operation of any PA system, maintenance or management of the Motorsport Park, pilot vehicles used to manage or control activities, vehicles entering, parking within or leaving the Motorsport Park, and car storage.	<p>a. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4.</p>
P12	Facilities to accommodate the activities permitted by rules P1 - P11	Nil
P13	Ruapuna club rooms	<p>a. Shall occupy no more than 400m² of gross floor area.</p> <p>b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4.</p>
P14	Public amenities	<p>a. Any building containing toilets and/or changing rooms shall be setback a minimum of 20 metres from the boundary with any rural or residential zone and/or Accommodation and Community Facilities Overlay, except on the northern boundary where the setback shall be a minimum of 10 metres.</p>
P15	Offices ancillary to permitted activities listed in this table.	<p>a. Shall cumulatively occupy no more than 250m² of gross floor area.</p> <p>b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4.</p>
P16	Retail activity ancillary to permitted activities in this table.	<p>a. Shall cumulatively occupy no more than 200m² of gross floor area;</p> <p>b. Shall occur in accordance with the noise standards for all</p>

Activity	Activity specific standards
	other activities in 13.10.4.2.7 Table 4 .
P17 Emergency service facilities ancillary to permitted activities in this table.	Nil
P18 Parking areas for motorised sports events	a. Parking shall be provided at the rate shown in row 1 of Chapter 7 Transport Appendix 7.5.1 Parking space requirements .
P19 Cultural activities	a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone and shall cumulatively occupy no more than 500m ² of site area b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4 .
P20 Motor racing vehicle fabrication and repairs facilities ancillary to motor racing activities in the Specific Purpose Ruapuna Motorsport Zone.	a. Shall cumulatively occupy no more than 1500 m ² of site area. b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4 .
P21 Conference and function facilities	a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone. b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4 . c. There shall be no more than 100 delegates present in the facility at any one time. d. The hours of operation when the facility is open to visitors, clients and deliveries shall be limited to between the hours of 07:00 – 23:00.
P22 Recreation activities	a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone. b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4 .

13.10.4.2.2 Controlled activities

There are no controlled activities

13.10.4.2.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [13.10.5](#), as set out in the following table.

Activity	The Council 's discretion shall be limited to the following matters:
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Activity		The Council 's discretion shall be limited to the following matters:
RD1	Buildings that do not meet Rule 13.10.5.1 – Maximum impervious surface	a. Impervious surface – Rule 13.10.5.1
RD2	Buildings that do not meet Rule 13.10.5.2 – Maximum site coverage	a. Maximum site coverage – 13.10.5.2
RD3	Buildings that do not meet Rule 13.10.5.3 – Minimum building setbacks from internal boundaries	a. Minimum building setbacks from internal boundaries – Rule 13.10.5.3
RD4	Buildings that do not meet Rule 13.10.5.4 – Road boundary building setback	a. Road boundary building setback – Rule 13.10.5.4
RD5	Buildings that do not meet Rule 13.10.5.5 – Building height	a. Building height – Rule 13.10.5.5
RD6	Buildings that do not meet Rule 13.10.5.6 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 13.10.5.6

13.10.4.2.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 13.10.4.2.2 P1 to P22 that does not meet one or more of the activity specific standards, unless otherwise specified.
D2	Any activity not meeting the requirements of Rule 13.10.4.2.1 General Rules – Noise, except as provided for in Rule 13.10.4.2.5 NC1 below

13.10.4.2.5 Non-complying activities

a. The activities listed below are non-complying activities.

Activity	
NC1	Any activity at the Raceway, Speedway, or Remote Controlled Vehicle Track exceeding 40dB $L_{Aeq}(15min)$ and 65dB L_{AFmax} on the following days: <ul style="list-style-type: none"> a. Good Friday b. Easter Monday c. Between 25 and 31 December d. New Years Day e. ANZAC Day This rule applies in addition to any allowance for noise free Mondays in Rule 13.10.4.2.7 Table 1.
NC2	Any activity not provided for as a permitted, restricted discretionary or discretionary activity.

13.10.4.2.6 Prohibited activities

There are no prohibited activities

13.10.4.2.7 Permitted activities noise standards

Table 1: Raceway Noise Standards

Permitted Activity	Days of the Week	Maximum Number of calendar days per year	Boundary Noise Logger Noise Limits		Hours of Operation
			L_{Aeq} (15min)	L_{AFmax}	
Motor vehicles using the Racetrack except motor racing vehicles , and not operating above 100 km/h	Mondays	50	65 dB	85 dB	09:00 – 18:00
Motor racing vehicles using the Racetrack	Any day except Mondays	90	65 dB	90 dB	09:00 – 18:00 Except on 5 days Friday to Sunday 09:00 – 20:00
		75	70 dB	90 dB	
		120 of which no more than 50 days shall occur from Tuesday to Friday inclusive	80 dB	95 dB	
Drag racing vehicles using the Racetrack	Any day except Mondays	5	80 dB	105 dB	09:00 – 18:00
Special Interest Vehicles using the Racetrack	Any day except Mondays	6 as part of any permitted activity listed in this table	90 dB	105 dB	Maximum of 90 minutes per day 10:00 – 17:00

Table 2 Speedway Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Logger Noise Limits		Hours of Operation
			L_{Aeq} (15min)	L_{AFmax}	
Speedway race meeting	Any day except Mondays	15	80 dB	95 dB	18:00 – 22:00
Speedway practices	Any day except Monday	5	80 dB	95 dB	12:00 – 18:00

Table 3 Remote Controlled Vehicle Track Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Limits		Hours of Operation
			L_{Aeq} (15min)	L_{AFmax}	

Permitted Activity	Days of the week	Maximum Number of	Boundary Noise Limits		Hours of Operation
Electric remote controlled vehicles using the Track	Any day except Mondays	No limit	65 dB	90 dB	09:00 – 18:00
Non-electric remote controlled vehicles using the Track	Any day except Mondays	50	65 dB	90 dB	09:00 – 18:00

Table 4 All other activities Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Limits		Hours of Operation
			<u>L_{Aeq}</u> (15min)	<u>L_{AFmax}</u>	
Activities not listed in Tables 1, 2, and 3 including operation of any PA system, maintenance or management of the Motorsport Park, pilot vehicles used to manage or control activities, vehicles entering, parking within or leaving the Motorsport Park	Any day	No limit	50 dB	75 dB	07:00 – 22:00
	Any day	No limit	40 dB	65 dB	22:00 – 07:00

13.10.4.3 Built form standards

13.10.4.3.1 Maximum impervious surface

- a. The maximum percentage of the net site area covered by impervious surfaces shall be 30%.

13.10.4.3.2 Maximum site coverage

- a. The maximum area of the site covered by a single building shall be 1500m².
- b. The maximum percentage of the net site area covered by buildings shall be 5%.

13.10.4.3.3 Minimum building setbacks from internal boundaries

- a. The minimum building setback from an internal boundary shall be 20 metres, except at the northern boundary where the minimum building setback shall be 10 metres.

13.10.4.3.4 Road boundary building setback

- a. The minimum building setback from a road boundary shall be 10 metres.

13.10.4.3.5 Building height

- a. The maximum height of any building shall be 20 metres.

13.10.4.3.6 Service, storage and waste management spaces

- a. [Outdoor storage areas](#) shall be screened from [adjoining sites](#) and [roads](#) by either planting, wall(s), fence(s) or a combination to at least 1.8m in [height](#) along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

13.10.5 Rules - Matters of discretion

13.10.5.1 Impervious surface

- a. Whether the proposed means of collecting, conveying, treating, attenuating and disposing of surface water from all [impervious surfaces](#), including the management of potential contaminants on industrial [sites](#), is adequate.

13.10.5.2 Maximum site coverage

- a. Whether the scale of the [building/s](#) is compatible with the layout, scale and appearance of other [buildings](#) within the [site](#) and/or on [adjoining sites](#).
- b. The extent to which the provision of planting or screening may mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species
- c. Whether the development is designed and laid out to promote a safe environment and reflects principles of [Crime Prevention through Environmental Design \(CPTED\)](#).

13.10.5.3 Minimum building setbacks from internal boundaries

- a. The extent to which a reduced internal [boundary setback](#) will result in:
 - i. Adverse visual effects on open space and/or [adjoining](#) residents;
 - ii. Potential for activities within the [building](#) to give rise to disturbance to neighbours or nuisance effects;
 - iii. A more efficient, practical and better use of the balance of the [site](#).
- b. Whether the scale and [height](#) of the [building/s](#) is compatible with the layout, scale and appearance of other [buildings](#) within the [site](#) and/or on [adjoining sites](#).
- c. The extent to which the provision of planting or screening may mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species
- d. Whether the development is designed and laid out to promote a safe environment and reflects principles of [Crime Prevention through Environmental Design \(CPTED\)](#).

13.10.5.4 Road boundary building setback

- a. The extent to which the reduced [setback](#) will detract from the pleasantness, coherence, openness and attractiveness of the [site](#) as viewed from the street and [adjoining sites](#), including consideration of:
 - i. Compatibility with the appearance, layout and scale of other [buildings](#) and [sites](#) in the surrounding area;
 - ii. The classification and [formation](#) of the [road](#), and the volume of traffic using it in the vicinity of the [site](#);
 - iii. The provision of planting or screening to mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
- b. Whether the development is designed and laid out to promote a safe environment and reflects principles of [Crime Prevention through Environmental Design \(CPTED\)](#).
- c. The extent to which the reduced [setback](#) will result in a more efficient, practical and better use of the balance of the [site](#).

13.10.5.5 Building height

- a. The extent to which the increased [building height](#) will result in:
 - i. Visual dominance;
 - ii. Loss of privacy and outlook for [adjoining](#) residents;
 - iii. Incompatibility with the character and scale of [buildings](#) within and surrounding the [site](#);
 - iv. Adverse visual effects that are mitigated by [landscaping](#). Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
- b. Whether the increased [height](#) will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs.
- c. Whether the development is designed and laid out to promote a safe environment and reflects the principles of [Crime Prevention through Environmental Design \(CPTED\)](#).

13.10.5.6 Service, storage, and waste management spaces

- a. The extent to which planting or screening will mitigate any adverse visual effects of outdoor storage. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species;
- b. The extent to which the materials or goods stored within the [setback](#) have an adverse visual effect.