

## SPZ(KR) - Special Purpose Zone - Kaiapoi Regeneration

### Introduction

The purpose of the Special Purpose Zone (Kaiapoi Regeneration) is to provide for those parts of Kaiapoi that were badly affected by the Canterbury Earthquakes of 2010/2011. The WRRZRP was prepared in 2016 to identify long term uses for these damaged areas, including the area covered by the Special Purpose Zone (Kaiapoi Regeneration). The WRRZRP identifies suitable land use activities depending on location, including recreation and ecological linkages, private lease for rural activities, and residential activity for the remaining private residences. The District Plan **must not be inconsistent with shall have regard to**<sup>1</sup> the WRRZRP.

The Special Purpose Zone (Kaiapoi Regeneration) applies to two areas covered by the WRRZRP. These are the areas to the north-east and south-east of the Kaiapoi Town Centre on either side of the Kaiapoi River.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

<b>Objectives</b>	
<b>SPZ(KR)-O1</b>	<b>Regeneration</b> A range of activities are enabled which support the regeneration of the area and the role, function and continued viability of the Kaiapoi Town Centre.
<b>SPZ(KR)-O2</b>	<b>Existing residential activities</b> Pre-earthquake residential activities on privately-owned sites are able to continue.
<b>Policies</b>	
<b>SPZ(KR)-P1</b>	<b>Supporting regeneration</b> Provide for the ongoing and adaptive regeneration of the area while avoiding undermining the role, function, economic viability and investment in the public amenities and facilities of the Kaiapoi Town Centre.
<b>SPZ(KR)-P2</b>	<b>Range of activities</b> Support opportunities for regeneration by enabling a wide range of activities, including: <ol style="list-style-type: none"> <li>1. the following primary activities:               <ol style="list-style-type: none"> <li>a. non-intensive agriculture;</li> <li>b. active sport and recreation;</li> <li>c. community gardens, community markets and community facilities;</li> <li>d. ecological restoration and enhancement;</li> <li>e. visitor attractions;</li> <li>f. education and conferences; and</li> </ol> </li> <li>2. the following secondary and ancillary activities:               <ol style="list-style-type: none"> <li>a. visitor accommodation;</li> <li>b. temporary activities, events, buildings and structures;</li> </ol> </li> </ol>

<sup>1</sup> Clause 16 of Schedule 1 amendment – minor error correction. SPZ(KR) Reply Report.

	<p>c. small scale retail facilities, including food and beverage;                  d. gymnasiums; and                  e. ancillary offices.</p>
<b>SPZ(KR)-P3</b>	<p><b>Design</b>                  Provide for built development which:</p> <ol style="list-style-type: none"> <li>1. achieves a visually attractive development when viewed from public spaces;</li> <li>2. incorporates ecological enhancement planting to provide a high level of onsite amenity and support an improved natural environment;</li> <li>3. incorporates onsite treatment of stormwater and/or integrates with wider stormwater management systems where practicable;</li> <li>4. includes design measures to mitigate adverse effects at the boundaries with adjacent residential zones and open space and recreation zones and remaining privately-owned residential activities; and</li> <li>5. manages natural hazard risk.</li> </ol>
<b>SPZ(KR)-P4</b>	<p><b>Continuation of pre-earthquake residential activities</b>                  Enable residential activities on existing sites in private ownership and manage activities at the boundary to mitigate adverse effects on these sites.</p>

**Activity Rules**

<b>SPZ(KR)-R1 Construction or alteration of or addition to any building or other structure</b>	
<p><b>Activity status: PER</b>                  Where:</p> <ol style="list-style-type: none"> <li>1. the activity complies with:                         <ol style="list-style-type: none"> <li>a. all built form standards (as applicable); and</li> <li>b. the building or addition is less than 450m<sup>2</sup> GFA if located within 50m of any Open Space and Recreation Zones or Residential Zone.</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved with SPZ(KR)-R1(1)a): As set out in the applicable built form standards</b>  <b>Activity status when compliance not achieved with SPZ(KR)-R1(1)(b): RDIS</b>  <b>Matters of discretion are restricted to:</b>                  SPZ-KR-MD1 - Development design and scale</p>
<b>SPZ(KR)-R2 Any activity on a site listed in Appendix APP1</b>	
<i>That is permitted in the General Residential Zone in GRZ-R1 to GRZ-R9, GRZ-R11 and GRZ-R13.</i>	
<p><b>Activity status: PER</b>                  Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall meet the applicable activity specific standards of the General Residential Zone.</li> </ol>	<p><b>Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone.</b>  <b>Matters of discretion are restricted to:</b>                  1. As set out in the applicable matters of discretion for the General Residential Zone</p>
<b>SPZ(KR)-R3 Any activity on a site listed in Appendix APP1</b>	
<p><b>Activity status: PER</b>                  Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall meet the applicable built form standards and district wide standards applying to the General Residential Zone.</li> </ol>	<p><b>Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone.</b>  <b>Matters of discretion are restricted to:</b>                  1. As set out in the applicable matters of discretion applying to the General Residential Zone</p>
<b>SPZ(KR)-R4 Agriculture</b>	

<i>This rule does not apply to intensive outdoor primary production or intensive indoor primary production provided for by SPZ(KR)-R36.</i>	
<b>Activity status: PER</b> Where: 1. any <del>forestry and</del> <sup>2</sup> woodlot <del>less than 1ha</del> <sup>3</sup> shall be set back a minimum of the following distances: a. 40m from any residential unit or minor residential unit on a site under different ownership; b. 10m from any site boundary of a site under different ownership; and c. 10m from any road boundary of a public road.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RURZ-MD4 - <del>Forestry less than 1ha</del> , <sup>4</sup> Woodlots <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
<b>SPZ(KR)-R5 Recreation activities and recreation facilities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R6 Office</b>	
<b>Activity status: PER</b> Where: 1. the activity is an ancillary activity on the site; and 2. ancillary offices shall occupy a maximum of 250m <sup>2</sup> of GFA per building; or 10% of the GFA of all buildings on the site used for the activity the office is ancillary to, whichever is the lesser.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R7 Major sports facility</b> <i>This rule does not apply to any motorised sports facility.</i>	
<b>Activity status: PER</b> Where: 1. any outdoor recreation activity shall be set back a minimum of 50m from a boundary with any Residential Zones or a site listed in Appendix APP1; and 2. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R8 Conference facility</b>	
<b>Activity status: PER</b> Where: 1. any car parking area shall be set back a minimum of 20m from any boundary with any Residential Zones or a site listed in Appendix	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale

<sup>2</sup> s44A RMA. Wrap Up Reply Report.<sup>3</sup> s44A RMA. Wrap Up Reply Report.<sup>4</sup> s44A RMA. Wrap Up Reply Report.

<p>APP1; 2. the maximum GFA of any building shall be 250m<sup>2</sup>; and  3. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	
<p><b>SPZ(KR)-R9 Visitor accommodation</b></p>	
<p><b>Activity status: PER</b> Where: 1. the maximum GFA of the activity on the site shall be 600m<sup>2</sup>.</p>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>
<p><b>SPZ(KR)-R10 Conservation activities</b></p>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<p><b>SPZ(KR)-R11 Health care facility</b></p>	
<p><b>Activity status: PER</b> Where: 1. the maximum GFA of building occupied by the facility shall be 200m<sup>2</sup>; and 2. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>
<p><b>SPZ(KR)-R12 Cultural facility</b></p>	
<p><b>Activity status: PER</b> Where: 1. the maximum GFA of building occupied by the activity shall be 200m<sup>2</sup>; and 2. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>
<p><b>SPZ(KR)-R13 Educational facility</b></p>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<p><b>SPZ(KR)-R14 Childcare facility</b></p>	
<p><b>Activity status: PER</b> Where: 1. the maximum GFA of building occupied by the childcare facility shall be 200m<sup>2</sup>; and 2. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>

<b>SPZ(KR)-R15 Customary harvesting</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R16 Community garden</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R17 Community market</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R18 Public amenities</b>	
<b>Activity status: PER</b> Where: 1. the activity shall comply with SPZ(KR)-BFS1 to SPZ(KR)-BFS10 (as applicable).	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R19 Emergency service facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R20 Parking lots and parking buildings</b>	
<b>Activity status: PER</b> Where: 1. the parking lot or parking building shall be set back a minimum of 20m from any boundary with any Residential Zones or a site listed in Appendix APP1.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R21 Gymnasiums</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R22 Ancillary fitness and health care services</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R23 Community facility</b>	
<b>Activity status: PER</b> Where: 1. any car parking area shall be set back a minimum of 20m from any boundary with any Residential Zones or a site listed in Appendix APP1; 2. the maximum GFA of any building shall be 200m <sup>2</sup> ; and 3. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale

SPZ(KR)-R24 Retail activity	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the retail activity shall be ancillary to a primary activity on the same site; and</li> <li>2. the retail activity shall cumulatively occupy a maximum of 400m<sup>2</sup> of GFA per building; or 10% of the GFA of all buildings on the same site used for the activity the retail is ancillary to, whichever is the lesser.</li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>
SPZ(KR)-R25 Food and beverage outlet	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. food and beverage shall occupy a maximum of 450m<sup>2</sup> of GFA per building; or 10% of the GFA of all buildings on the same site, whichever is the lesser.</li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>
SPZ(KR)-R26 Entertainment activity	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>
SPZ(KR)-R27 Industrial activity	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the industrial activity shall be ancillary to a recreation activity on the same site;</li> <li>2. shall occupy a maximum of 200m<sup>2</sup> of GFA per building; or 10% of the GFA of all buildings on the same site, whichever is the lesser.</li> </ol>	<p><b>Activity status when compliance with SPZ(KR)-R27 (1) not achieved: NC</b> <b>Activity status when compliance with SPZ(KR)-R27 (2) not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>
SPZ(KR)-R28 Retirement village	
<p><b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
SPZ(KR)-R29 Care facility	
<p><b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale</p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
SPZ(KR)-R30 Trade supplier	
<p><b>Activity status: RDIS</b></p>	<p><b>Activity status when compliance not achieved:</b></p>

<b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale	N/A
<b>SPZ(KR)-R31 Yard-based activity</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R32 Motorised vehicle events</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R33 Motorised sports facility</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R34 Residential activity</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R35 Intensive outdoor primary production and intensive indoor primary production</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R36 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R37 Heavy industry</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved:</b> N/A

### Built Form Standards, excluding sites identified in Appendix APP1

<b>SPZ(KR)-BFS1 Height</b>	
1. The maximum height of any building, calculated as per the height calculation, shall be 12m above ground level.	<b>Activity status when compliance not achieved:</b> <b>RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD2 - Height and height in relation to boundary
<b>SPZ(KR)-BFS2 Height in relation to boundary</b>	
1. Where an internal boundary adjoins Residential Zones, Open Space and Recreation Zones, or a site listed in Appendix APP1 the height in relation to	<b>Activity status when compliance not achieved:</b> <b>RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD2 - Height and height in relation to

<p>boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <ol style="list-style-type: none"> <li>a. flagpoles;</li> <li>b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</li> <li>c. decorative features such as steeples, towers and finials;</li> <li>d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</li> <li>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</li> </ol> <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	<p style="text-align: right;">boundary</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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**SPZ(KR)-BFS3 Internal boundary building setbacks**

<ol style="list-style-type: none"> <li>1. The minimum building setback from internal boundaries shall be as follows:             <ol style="list-style-type: none"> <li>a. 20m for any building housing a recreation activity, a major sports facility or a conference facility;</li> <li>b. <u>10m for any site adjoining a Natural Open Space Zone;</u><sup>5</sup> and</li> <li>c. 6m for all other buildings.</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>                  SPZ-KR-MD3 - Internal boundary setbacks  <b>Notification</b>                  An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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**SPZ(KR)-BFS4 Internal boundary at grade car parking setbacks**

<ol style="list-style-type: none"> <li>1. The minimum at grade car parking setback from internal boundaries with Residential Zones or a site listed in Appendix APP1 shall be as follows:</li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>                  SPZ-KR-MD3 - Internal boundary setbacks</p>
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<sup>5</sup> Steve Higgs [119.1 and 119.8]. SPZ(KR) Reply Report.



<ul style="list-style-type: none"> <li>a. 20m for any car parking associated with a major sports facility or conference facility; and</li> <li>b. 6m for all other buildings.</li> </ul>	<p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p><b>SPZ(KR)-BFS5 Internal boundary landscaping for non-residential activities</b></p>	
<ul style="list-style-type: none"> <li>1. A landscape strip that is a minimum of 2m wide shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones or a site listed in Appendix APP1; and</li> <li>2. any landscape strip required in (a) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD4 - Internal boundary landscaping <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p><b>SPZ(KR)-BFS6 Road boundary setbacks</b></p>	
<ul style="list-style-type: none"> <li>1. All buildings shall be set back a minimum of: <ul style="list-style-type: none"> <li>a. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones; and</li> <li>b. 3m from the road boundary of all other roads; and</li> </ul> </li> <li>2. no building setback is required under (a) to (b) above where the road-facing façade is for a retail activity and at least 40% glazed.</li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD5 - Road boundary setbacks</p>
<p><b>SPZ(KR)-BFS7 Outdoor storage areas</b></p>	
<ul style="list-style-type: none"> <li>1. Any outdoor storage areas associated with non-residential activities shall be screened by 1.8m high solid fencing or landscaping at least 1.5m high at time of planting from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones, a site listed in Appendix APP1 or the road boundary.</li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD6 - Outdoor storage <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p><b>SPZ(KR)-BFS8 Ecological enhancement planting</b></p>	
<ul style="list-style-type: none"> <li>1. Ecological enhancement planting shall be provided for all activities involving buildings as follows: <ul style="list-style-type: none"> <li>a. a minimum of 10% of the delineated area for the activity associated with the building or buildings shall be planted and maintained with at least 75% being indigenous vegetation that is sourced from within the ecological district,</li> </ul> </li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD7 - Ecological enhancement planting <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>comprising a combination of trees, shrubs and ground cover species. Planting may include some ancillary lawn or other amenity features not exceeding 10% of the planted area, set aside as landscaped or open space</p> <p>areas. This rule does not apply to outdoor recreation activities not involving buildings, or to public amenities.</p>	
<b>SPZ(KR)-BFS9 Building coverage</b>	
<p>1. The maximum building coverage shall be 35% of the net site area, or delineated area for the activity associated with the building or buildings.</p>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<b>SPZ(KR)-BFS10 Waste management requirements for all commercial activities</b>	
<p>1. A waste management area for the storage of rubbish and recycling of 5m<sup>2</sup> with a minimum dimension of 1.5m shall be provided. Waste management areas shall be located behind buildings when viewed from any road or public open space or screened in accordance with the screening requirements for outdoor storage areas contained in SPZ(KR)-BFS7.</p>	<p><b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>                  SPZ-KR-MD6 - Outdoor storage  <b>Notification</b>                  An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

**Matters of Discretion**

<b>SPZ-KR-MD1</b>	<p><b>Development design and scale</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the design and scale of the development adversely affects any nearby natural and cultural environments, and any features or sites of significance to Ngāi Tūāhuriri.</li> <li>2. The extent to which the design and scale of the development results in adverse visual and amenity value effects on adjoining residential sites or any Open Space and Recreation Zones.</li> <li>3. The extent and design of landscaping and open spaces within the development.</li> <li>4. The extent to which CPTED principles have been considered to achieve a safe, secure environment, including the extent to which the development:                         <ol style="list-style-type: none"> <li>a. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces;</li> <li>b. clearly demarcates boundaries of public and private space;</li> <li>c. makes pedestrian entrances and routes readily recognisable; and</li> <li>d. provides for good visibility with clear sightlines and effective lighting.</li> </ol> </li> <li>5. The extent to which the activity does not adversely affect the function, viability and public investment in the Kaiapoi Town Centre to provide for primarily commercial and community activities.</li> <li>6. The extent to which the activity generates traffic and other effects that impact on the day to day operation and amenity of the local community.</li> </ol>
<b>SPZ-KR-</b>	<b>Height and height in relation to boundary</b>

<b>MD2</b>	<ol style="list-style-type: none"> <li>1. The effect of any reduced sunlight admission on properties in adjoining Residential Zones and Natural Open Space Zone or sites listed in Appendix APP1, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings.</li> <li>2. The scale of building and its effects on the character of any adjoining Residential Zones or Open Space and Recreation Zones, including outlook from adjoining properties in those zones.</li> <li>3. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects.</li> <li>4. The extent to which the recession plane or height breach and associated effects reflect the functional requirements of the activity and the extent to which there are alternative practical options for meeting the functional needs in a compliant manner.</li> </ol>
<b>SPZ-KR-MD3</b>	<p><b>Internal boundary setbacks</b></p> <ol style="list-style-type: none"> <li>1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining Residential Zones, Rural Zones, or Open Space and Recreation Zones.</li> <li>2. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site.</li> <li>3. The proposed use of the setback, the visual and other effects of this use and the extent to which a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.</li> </ol>
<b>SPZ-KR-MD4</b>	<p><b>Internal boundary landscaping</b></p> <ol style="list-style-type: none"> <li>1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping.</li> <li>2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings.</li> <li>3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites.</li> </ol>
<b>SPZ-KR-MD5</b>	<p><b>Road boundary setbacks</b></p> <ol style="list-style-type: none"> <li>1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road.</li> <li>2. The extent to which the reduced setback of the building is opposite Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones.</li> <li>3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade.</li> <li>4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping and the character of existing building setbacks in the wider streetscape.</li> </ol>
<b>SPZ-KR-MD6</b>	<p><b>Outdoor storage</b></p> <ol style="list-style-type: none"> <li>1. The extent of visual effects on adjoining sites.</li> <li>2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback.</li> <li>3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored.</li> <li>4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.</li> </ol>

<b>SPZ-KR-MD7</b>	<b>Ecological enhancement planting</b> <ol style="list-style-type: none"><li>1. The extent to which the proposed ecological enhancement planting:<ol style="list-style-type: none"><li>a. is likely to achieve a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings;</li><li>b. supports the growth of other vegetation and the restoration of habitat for indigenous species;</li><li>c. is protected through the provision of space, or other methods, including plant protection barriers; and</li><li>d. recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration.</li></ol></li><li>2. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used.</li><li>3. The design of the landscaping, having regard to the potential adverse effects on safety for pedestrians and vehicles.</li></ol>
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