

SPZ(PBKR) - Special Purpose Zone - Pines Beach and Kairaki Regeneration

Introduction

The purpose of the Special Purpose Zone (Pines Beach and Kairaki Regeneration) is to provide for activities within parts of Kairaki and The Pines Beach that were badly affected by the Canterbury Earthquakes of 2010/2011. Some areas remain susceptible to liquefaction in future earthquake events and are susceptible to sea water inundation as a result of climate change.

The WRRZRP was developed in 2016 to identify long term uses for these regeneration areas. The WRRZRP identifies suitable activities depending on location, including recreation and ecological linkages, private lease, part of Tuhaitara Coastal Park, and residential activity for the remaining private residences. The majority of Tuhaitara Coastal Park, outside of land that is the subject of this chapter, is zoned Natural Open Space. The District Plan ~~must not be inconsistent with~~ shall have regard to¹ the WRRZRP.

This chapter sets out the provisions for:

- those parts of the regeneration areas identified in the WRRZRP as part of the Tuhaitara Coastal Park, but outside the Natural Open Space Zone;
- the remaining residential activities within these areas (identified in Appendix APP1 - Regeneration Area Remaining Private Residences and Alternate Zone). For these sites, the chapter also refers to the rules and built form standards of the Settlement Zone.

The remaining parts of The Pines Beach and Kairaki regeneration areas of the WRRZRP are subject to the provisions of the Open Space and Recreation Zones.

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.

| Objectives | |
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| SPZ(PBKR)-O1 | Specific activities and use New activities are complementary to and support the ongoing use, and management of the Tuhaitara Coastal Park and adjoining Natural Open Space Zone, and manage amenity values at the boundary with remaining private residences. |
| SPZ(PBKR)-O2 | Natural hazard resilience New buildings and activities are natural hazard resilient. |
| SPZ(PBKR)-O3 | Residential activities Pre-earthquake residential activities on privately-owned sites are able to continue. |
| Policies | |
| SPZ(PBKR)-P1 | Remaining properties in private ownership On remaining sites in private ownership identified in Appendix APP1, enable residential |

¹ Recommended amendment under clause 16(2) of schedule 1 of the RMA. SPZ(PBKR) Reply Report.

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| | activity to continue and ensure adverse effects on these sites are generally consistent with those anticipated in the Alternative Zone specified in Appendix APP1. |
| SPZ(PBKR)-P2 | <p>Activities on sites not identified in Appendix APP1 On sites not identified in Appendix APP1:</p> <ol style="list-style-type: none"> 1. enable recreation activities, conservation activities, education activities, cultural activities and public amenities; 2. provide for small scale retail, including food and beverage, activities that support recreation, education and conservation activities; 3. provide for ancillary offices associated with permitted activities; 4. provide for non-permanent residential activity and visitor accommodation where these support recreation, education and conservation activities in the Tuhaitara Coastal Park. |
| SPZ(PBKR)-P3 | <p>Building design On sites other than those identified in Appendix APP1, provide for buildings where they:</p> <ol style="list-style-type: none"> 1. complement the surrounding natural environment and achieve a high level of onsite amenity, through² for example, the use of natural materials, low scale design, and locally-sourced indigenous ecological enhancement planting; 2. integrate with and achieve a high quality, visually attractive development when viewed from the adjoining Natural Open Space Zone; 3. are designed to deter crime and encourage a sense of safety, reflecting the principles of CPTED; and 4. incorporate onsite treatment of stormwater and/or integrate with wider stormwater management systems where practicable. |
| SPZ(PBKR)-P4 | <p>Natural hazard resilience of buildings New natural hazard sensitive buildings and building extensions shall be:</p> <ol style="list-style-type: none"> 1. in accordance with the requirements of the Natural Hazards Chapter; and 2. relocatable, when habitable and located on sites other than those identified in Appendix APP1, in order to avoid longer term natural hazards associated with sea level rise and land deformation in future earthquakes. |

Activity Rules

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| SPZ(PBKR)-R1 Construction or alteration of or addition to any building or structure | |
| <p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). | <p>Activity status when compliance not achieved: as set out in the applicable built form standards</p> |
| SPZ(PBKR)-R2 Any activity on a site listed in Appendix APP1 | |
| <i>That is permitted under the Settlement Zone in SETZ-R2 to SETZ-R10, SETZ-R14 and SETZ-R15.</i> | |
| <p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall meet the applicable activity specific standards of the Settlement Zone; and | <p>Activity status when compliance not achieved: as set out in the applicable rules of the Settlement Zone Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. As set out in the applicable matters of discretion of the Settlement Zone. |

² Minor error recommended to be amended through the Hearing Panel's recommendations.

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| 2. the activity shall meet the applicable built form and district wide standards applying to the Settlement Zone. | |
| SPZ(PBKR)-R3 Conservation activities | |
| Activity status: PER | Activity status when compliance not achieved: N/A |
| SPZ(PBKR)-R4 Customary practices | |
| Activity status: PER | Activity status when compliance not achieved: N/A |
| SPZ(PBKR)-R5 Community garden | |
| Activity status: PER | Activity status when compliance not achieved: N/A |
| SPZ(PBKR)-R6 Retail activity on sites not listed in Appendix APP1 | |
| Activity status: PER Where: 1. the maximum cumulative GFA of all retail activity in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki.; <u>and</u> 2. <u>the hours of operation that the retail activity is open to visitors, clients and deliveries shall be limited to 7:00am – 7:00pm Monday to Sunday.</u> ³ | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale |
| SPZ(PBKR)-R7 Commercial services on sites not listed in Appendix APP1 | |
| Activity status: PER Where: 1. the maximum cumulative GFA of all commercial services in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki.; <u>and</u> 2. <u>the hours of operation that the retail activity is open to visitors, clients and deliveries shall be limited to 7:00am – 7:00pm Monday to Sunday.</u> ⁴ | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale |
| SPZ(PBKR)-R8 Community facility on sites not listed in Appendix APP1 | |
| Activity status: PER Where: 1. the maximum cumulative GFA of all community facility buildings in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki. | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale |
| SPZ(PBKR)-R9 Entertainment activity on sites not listed in Appendix APP1 | |

³ Land Subcommittee – Pines and Kairaki Beaches Association (PKBA) [186.35]. SPZ(PBKR) s42A report.

⁴ PKBA [186.36]. SPZ(PBKR) s42A report.

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| <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum cumulative GFA of all entertainment activity buildings in the zone shall be 250m² in The Pines Beach, and 250m² in Kairaki; <u>and</u> 2. <u>the hours of operation that the retail activity is open to visitors, clients and deliveries shall be limited to 7:00am – 7:00pm Monday to Sunday.</u>⁵ | <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale</p> |
| <p>SPZ(PBKR)-R10 Ancillary offices to an education activity or conservation activities on sites not listed in Appendix APP1</p> | |
| <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the office activity shall occupy a maximum GFA of 250m². | <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale</p> |
| <p>SPZ(PBKR)-R11 Cultural facility on sites not listed in Appendix APP1</p> | |
| <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum cumulative GFA of all cultural facility buildings in the zone shall be 250m² in The Pines Beach, and 250m² in Kairaki. | <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale</p> |
| <p>SPZ(PBKR)-R12 Educational facility on sites not listed in Appendix APP1</p> | |
| <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m²; or 2. limited to an educational facility that: <ol style="list-style-type: none"> a. is ancillary to conservation activities; or b. increases awareness of the natural environment, conservation issues, historic heritage, or Ngāi Tahu culture. | <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale</p> |
| <p>SPZ(PBKR)-R13 Public amenities on sites not listed in Appendix APP1</p> | |
| <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m². | <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale</p> |
| <p>SPZ(PBKR)-R14 Park management activities and/or park management facilities</p> | |
| <p>Activity status: PER</p> <p>Where:</p> | <p>Activity status when compliance not achieved: RDIS</p> |

⁵ PKBA [186.38]. SPZ(PBKR) s42A report.

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| <p>1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m² in The Pines Beach, and 250m² in Kairaki.</p> | <p>Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale</p> |
| <p>SPZ(PBKR)-R15 Car parking</p> | |
| <p>Activity status: PER Where: 1. any parking lot contains fewer than 10 parking spaces.</p> | <p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p> |
| <p>SPZ(PBKR)-R16 Recreation activities</p> | |
| <p>Activity status: PER Where: 1. the activity is not a motorised recreation activity.</p> | <p>Activity status when compliance not achieved: NC</p> |
| <p>SPZ(PBKR)-R17 Natural hazard sensitive activities on sites not listed in Appendix APP1</p> | |
| <p>Activity status: RDIS Where: 1. the building is designed as a relocatable building; and 2. a covenant is registered on the property's certificate of title confirming the relocatable building is not intended to be located on site permanently. Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale SPZ-PBKR-MD9 - Natural hazards</p> | <p>Activity status when compliance not achieved: NC</p> |
| <p>Advisory Note</p> <ul style="list-style-type: none"> Modelled sea level rise will be actively monitored by the District Council and the information will be made available to property owners who have a limited duration resource consent condition applying. | |
| <p>SPZ(PBKR)-R18 Residential activity on sites not listed in Appendix APP1</p> | |
| <p>Activity status: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD8 - Visitor and residential accommodation</p> | <p>Activity status when compliance not achieved: N/A</p> |
| <p>SPZ(PBKR)-R19 Visitor accommodation</p> | |
| <p>Activity status: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD8 - Visitor and residential accommodation</p> | <p>Activity status when compliance not achieved: N/A</p> |

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| SPZ(PBKR)-R20 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. | |
| Activity status: DIS | Activity status when compliance not achieved: N/A |
| SPZ(PBKR)-R21 Industrial activity | |
| Activity status: NC | Activity status when compliance not achieved: N/A |

Advice Note

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| SPZ(PBKR)AN1 | Activities and structures may also be subject to controls outside of the District Plan. Reference should be made to the Tūhaitara Coastal Park Reserve Management Plan 2022 and the Te Kōhaka o Tūhaitara Trust Deed of Lease.⁶ |
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Built Form Standards, excluding sites identified in Appendix APP1

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| SPZ(PBKR)-BFS1 Building size | |
| 1. The maximum GFA of any building shall be 100m ² . | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale |
| SPZ(PBKR)-BFS2 Height | |
| 1. The maximum height of any building shall be 5m. | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD2 - Height and height in relation to boundary |
| Calculation method for SPZ(PBKR)-BFS2 | |
| <ul style="list-style-type: none"> The height limit shall be determined as if the ground level was the minimum floor level required for a 0.5% annual exceedance probability flood level event; and Height shall also be calculated as per the definition of height calculations. | |
| SPZ(PBKR)-BFS3 Height in relation to boundary | |
| 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 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 | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD2 - Height and height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. |

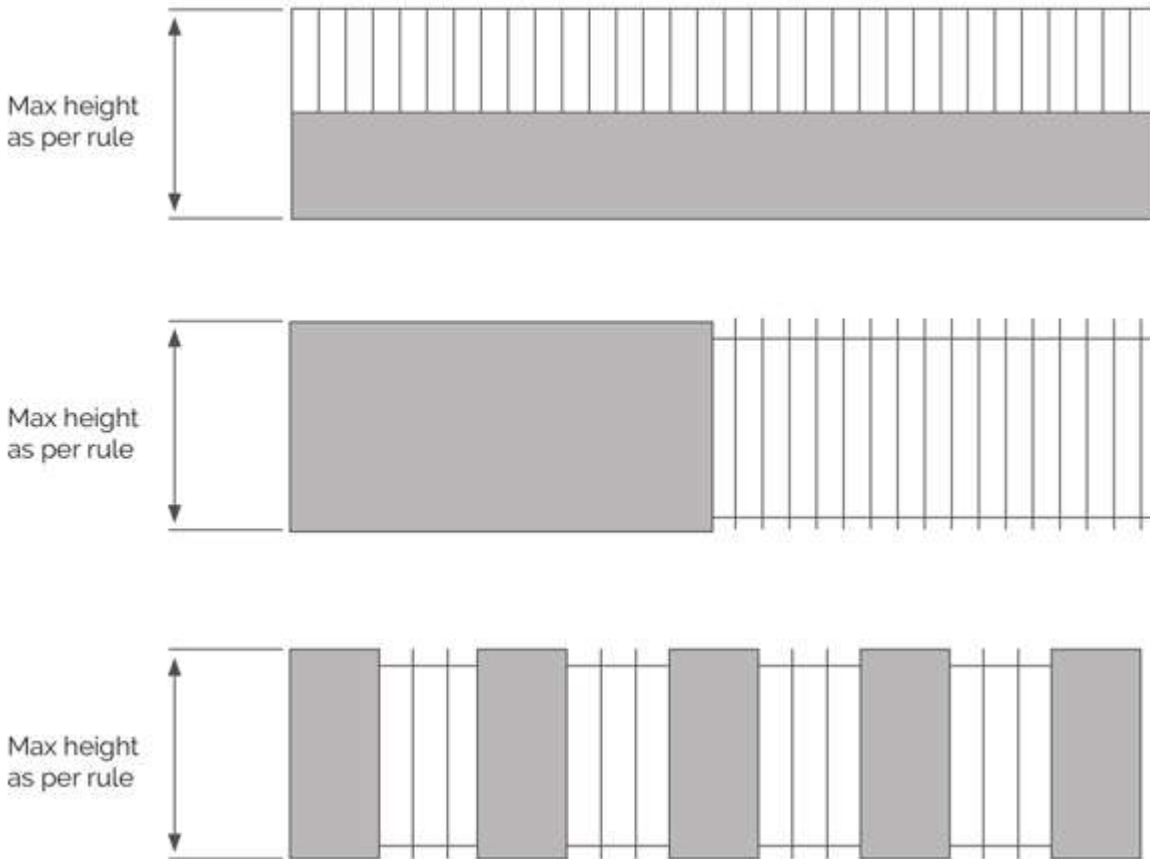
⁶ PKBA [186.10 and 186.31-186.45]. SPZ(PBKR) Reply Report.

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| <p>APP3, except for the following:</p> <ol style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; 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 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; <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 2m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> | |
| SPZ(PBKR)-BFS4 Internal boundary setback | |
| <ol style="list-style-type: none"> 1. The minimum building, caravan or motor home setback from internal boundaries: <ol style="list-style-type: none"> a. that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 5m; and b. that are shared with a site listed in Appendix APP1 shall be 2m. | <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD3 - Internal boundary setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p> |
| SPZ(PBKR)-BFS5 Internal boundary landscaping for non-residential activity | |
| <ol style="list-style-type: none"> 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 or Open Space and Recreation Zones or a site listed in Appendix APP1; and 2. Any landscape strip required in (1) 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 | <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD4 - Internal boundary landscaping</p> <p>Notification 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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| to be a minimum of 1.5m in height at time of planting. | |
| SPZ(PBKR)-BFS6 Road boundary setback | |
| 1. All buildings shall be set back a minimum of 2m from a road boundary. | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD5 - Road boundary setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. |
| SPZ(PBKR)-BFS7 Outdoor storage areas | |
| 1. Any outdoor storage or parking 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. | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD6 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. |
| SPZ(PBKR)-BFS8 Ecological enhancement planting | |
| 1. Ecological enhancement planting shall be provided as follows: <ol style="list-style-type: none"> a. a minimum of 10% of the net site area shall be planted and maintained with at least 75% being indigenous vegetation that is sourced from within the ecological district, 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 areas. | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD7 - Ecological enhancement planting Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified. |
| Advisory Note <ul style="list-style-type: none"> • This rule does not apply to activities not involving buildings, or to public amenities. | |
| SPZ(PBKR)-BFS9 Building coverage | |
| 1. The maximum building coverage shall be 35% of the net site area. | Activity status when compliance not achieved: DIS |
| SPZ(PBKR)-BFS10 Fencing | |
| 1. All fencing between a road and the façade of a residential activity or visitor accommodation, or within 2m of a boundary with a public reserve, walkway or cycleway shall be: | Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale Notification An application for a restricted discretionary activity |

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| <p>a. shall be a maximum of 1.2m in height provided that any fence greater than 0.9m in height shall be at least 45% visually permeable as shown in Figure SPZ(PBKR)-1.</p> | <p>under this rule is precluded from being publicly notified, but may be limited notified.</p> |
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Figure SPZ(PBKR)-1: Examples of Visually Permeable Fencing



| SPZ(PBKR)-BFS11 Waste management requirements for all commercial activities | |
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| <p>1. A waste management area for the storage of rubbish and recycling of 5m² 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(PBKR)-BFS7.</p> | <p>Activity status when compliance not achieved: RDIS Matters of discretion are limited to: SPZ-PBKR-MD6 - Outdoor storage Notification 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

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| <p>SPZ-PBKR-MD1</p> | <p>Development design and scale</p> <p>1. The extent to which the design, scale, density and longevity of the development results in adverse visual and amenity effects on adjoining residential sites or any open space and recreation zones.</p> |
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| | <ol style="list-style-type: none"> 2. The extent to which the development contributes positively to the adjacent street and public open spaces being safe and attractive, including the degree to which fencing enables interaction between the habitable building and public space. 3. The extent and design of landscaping and open spaces within the development. 4. The incorporation of CPTED principles to achieve a safe, secure environment, including the extent to which the development: <ol style="list-style-type: none"> a. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces; b. makes pedestrian entrances and routes readily recognisable; and c. provides for good visibility with clear sightlines. 5. The extent to which the activity does not adversely affect the function or capacity of the nearby Kaiapoi Town Centre to provide for primarily commercial and community activities. 6. The extent to which the activity generates traffic and other effects <u>(including the hours of operation)</u>⁷ that impact on the day to day operation and amenity of the local community. |
| SPZ-PBKR-MD2 | Height and height in relation to boundary <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential and open space and recreation zones, 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. 2. The effect on privacy of residents and other users in the adjoining zones or on sites listed in Appendix APP1. 3. The scale of building and its effects on the character of any adjoining residential or open space and recreation zones. 4. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 5. The effect on outlook from adjoining site. 6. 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 requirement in a compliant manner. |
| SPZ-PBKR-MD3 | Internal boundary setbacks <ol style="list-style-type: none"> 1. The scale and height of buildings, caravans or motor homes located within the reduced setback and their impact on the visual outlook of residents and users on adjoining Residential Zones or Open Space and Recreation Zones. 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. 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. |
| SPZ-PBKR-MD4 | Internal boundary landscaping <ol style="list-style-type: none"> 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. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in |

⁷ Consequential amendment from PBKR submission points [186.35, 186.36 and 186.38]. SPZ(PBKR) s42A report.

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| | landscaping or screening on the amenity and privacy of those sites. |
| SPZ-PBKR-MD5 | <p>Road boundary setbacks</p> <ol style="list-style-type: none"> 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. 2. Whether 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. 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. 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. |
| SPZ-PBKR-MD6 | <p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent of visual effects on the adjoining site. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage. |
| SPZ-PBKR-MD7 | <p>Ecological enhancement planting</p> <ol style="list-style-type: none"> 1. The extent to which the proposed ecological enhancement planting: <ol style="list-style-type: none"> a. achieves a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings; b. supports the growth of other vegetation and the restoration of habitat for indigenous species; c. is protected through the provision of space, or other methods, including plant protection barriers; and d. recognises and provides for Ngāi Tahu/manā whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration. 2. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used. 3. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles. |
| SPZ-PBKR-MD8 | <p>Visitor and residential accommodation</p> <ol style="list-style-type: none"> 1. The extent to which the residential activity or visitor accommodation supports recreation, education and conservation activities in the Tuhaitara Coastal Park. 2. The extent to which the residential activity and visitor accommodation activity compliments and supports the amenity and enjoyment of the adjoining Natural Open Space Zone. 3. The extent to which the residential activity and visitor accommodation activity results in adverse amenity effects on adjoining residential properties. |
| SPZ-PBKR-MD9 | <p>Natural hazards</p> <ol style="list-style-type: none"> 1. The period of time the proposed building is proposed to remain on site and the risk of flooding from localised rainfall events, an Ashley River/Rakahuri breakout event and sea water inundation over that period, with reference to as built stop-bank heights and modelled storm surge, taking into account central government direction or guidance in relation to projected sea level rise. 2. The extent to which the building is readily relocatable. |

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| | <ol style="list-style-type: none">3. The extent to which the proposal avoids, remedies or mitigates the identified natural hazards risks, and includes the following:<ol style="list-style-type: none">a. the use of 'trigger' decision-points that take into account actual sea level rise and how such triggers will provide advance warning of the need to relocate the building; andb. proposals to manage residual risk.4. The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from natural hazards, including taking into account maintenance and repair costs that might fall on the wider community.5. The extent of positive effects resulting from the proposal on the local community and the Tuhaitara Coastal Park. |
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