

## **5.2.3. Scenically Sensitive Residential Zone**

5.2.3.1. Any activity in the Scenically Sensitive Residential Zone is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.2. It must also comply with the District Wide rules in Part 7.

### **5.2.3.2. Permitted Activities**

5.2.3.2.1. Any land use activity that is permitted in the Residential Zone except the erection of any building or structure over 100m<sup>2</sup>, or the addition to a building that will add over 50m<sup>2</sup> to the existing building.

5.2.3.2.2. Network utilities, subject to compliance with Part 6 (Infrastructure).

#### 5.2.3.2.3. Vehicle Trips

5.2.3.2.3.1. Non-residential activities must not involve more than 4 heavy vehicle trips per day to or from a site, where the site immediately adjoins a boundary of, or is separated only by a road and is directly opposite, a residential property.

5.2.3.2.3.2. Non-residential activities must not involve, for sites with frontage to a strategic route, arterial or collector route as listed in Part 13, total generation of 40 vehicle trips per day to or from the site, and on all other sites, no more than 30 vehicle trips per day.

### **5.2.3.3. Discretionary Activities**

5.2.3.3.1. Any land use activity which is discretionary in the Residential Zone.

5.2.3.3.2. Discretionary activities will be assessed according to the criteria in Part 9.

5.2.3.3.3. Financial contributions may be required in accordance with Part 8.

**5.2.3.4. Discretionary Activities Where the Discretion is Limited**

5.2.3.4.1. The erection of any building or structure over 100m<sup>2</sup>, or the addition to any existing building which adds more than 50m<sup>2</sup> relating to a permitted activity. (These activities will not normally be publicly notified). The Council restricts the exercise of its discretion to the following matters:

5.2.3.4.1.1. The position, design and external appearance of buildings.

5.2.3.4.1.2. The position of buildings in the landscape setting.

5.2.3.4.1.3. The size of buildings and their roof height and pitch.

5.2.3.4.1.4. Any clearance of indigenous trees or shrubs within Ross Subdivision.

5.2.3.4.1.5. For Ross Subdivision, the aggregate area of all buildings on any one allotment.

5.2.3.4.1.6. The imposition of financial contributions listed in Part 8.

**Table 5.2 Scenically Sensitive Residential Zone Standards**

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
<b>Access</b>	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
<b>Boundaries</b>	<p><b>Front Sites</b> 5m setback from road boundaries.</p> <p>1m setback from all other boundaries.</p> <p><b>Rear Sites</b> One yard of 5m.</p> <p>1m setback from all other boundaries.</p> <p><b>Roof Overhangs</b> May encroach into the yard by up to 750 mm.</p>	<p><b>Front Sites</b> Not applicable for road boundaries.</p> <p>Not more than 10m of wall shall be built closer than 1m to a boundary line.</p> <p><b>Rear Sites</b> Not applicable for the yard of 5m.</p> <p>Not more than 10m of wall shall be built closer than 1m to a boundary line.</p> <p><b>Roof Overhangs</b> May encroach into the yard by up to 750 mm.</p>	<p><b>Front Sites</b> 3.5m setback from road.</p> <p>Not more than 20m of wall shall be built closer than 1m to a boundary line.</p> <p><b>Rear Sites</b> One yard of 3.5m.</p> <p>Not more than 20m of wall shall be built closer than 1m to a boundary line.</p> <p><b>Roof Overhangs</b> May encroach into the yard by up to 750 mm.</p>

		<p>For all Controlled activities in relation to Boundaries in the Scenically Sensitive Residential Zone the matters over which control is reserved are:</p> <ul style="list-style-type: none"> <li>• The position, design and external appearance of buildings.</li> <li>• The position of buildings in the landscape setting.</li> <li>• The imposition of financial contribution conditions as provided for in Part 8 of the Plan.</li> </ul>	
<b>Building Height</b>	Maximum building height is 10m.	Not applicable.	Maximum building height is 12m.
<b>Buildings</b>	Two Habitable Buildings per site.	Not applicable.	Up to four Habitable Buildings per site provided that all of the buildings comply with the permitted activity standards for the Scenically Sensitive Residential Zone in relation to Boundaries, Building Height, Ground Floor Area, Parking, Recession Planes and Stormwater Disposal.
<b>Developments</b>	Refer to Part 8	Refer to Part 8	Refer to Part 8
<b>Esplanade Strips</b>	Refer to Part 7.9.6	Refer to Part 7.9.6	Refer to Part 7.9.6
<b>General</b>	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
<b>Glare</b>	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
<b>Ground Floor Area</b>	The maximum combined total ground floor area of all buildings per allotment is 150m <sup>2</sup> .	Not applicable.	Not applicable.
<b>Hazardous Substances</b>	Refer to Part 6.3	Refer to Part 6.3	Refer to Part 6.3
<b>Historic/Cultural Items</b>	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
<b>Hours of Operation</b>	Non-residential activities may only operate within the hours of 0700 to 2200 weekdays and 0800 to 2000 weekends and public holidays.	Not applicable.	Not applicable.
<b>Light Spill</b>	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2

<b>Noise</b>	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
<b>Notable Trees</b>	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
<b>Odour</b>	No objectionable odour shall be emitted so that it can be smelt at the boundary of any adjoining site.	Not applicable.	Not applicable.
<b>Parking</b>	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
<b>Planting</b>	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
<b>Recession Planes</b>	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
<b>Signs</b>	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
<b>Storage</b>	No external storage of products except for that associated with residential use of a site shall be visible from any residentially zoned property or public road.	Not applicable.	Not applicable.
<b>Stormwater Disposal</b>	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
<b>Subdivision</b>	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3

### **5.2.3.5. Explanation/Reasons**

5.2.3.5.1. The Scenically Sensitive Residential Zone covers Punakaiki and Ross Subdivision being settlements surrounded by the Paparoa Character Area. These settlements are considered to have scenic importance and value, both to visitors and for the District's residents.

5.2.3.5.2. The visual appearance of these settlements has a major effect on scenic values. Therefore in addition to the controls for the residential zones, buildings and structures within the Scenically Sensitive Residential Zone are discretionary in terms of design and appearance. The aim is to ensure that buildings in Punakaiki and Ross Subdivision do not detract from the visual amenities of this unique section of Buller coastline. The limited discretion activity class has been chosen so that only the matters indicated will be considered by Council.

5.2.3.5.3. The position and design of buildings is a matter which will be considered. A low rise horizontal form with a low roof pitch or flat roof may be appropriate when in keeping with the predominantly horizontal, open character of the coastal landscape. The position of buildings should, where appropriate, incorporate substantial planting to assist in integrating the buildings into the landscape setting. Within Ross Subdivision, buildings should be sited so as not to be obtrusive when viewed from Punakaiki Scenic Reserve (Lot 45 DP 3558 Blk IX Brighton SD), the state highway, or the Pancake Rocks

area. Building lines should be interrupted by breaking the roof height and varying the roof pitch. Within Ross Subdivision buildings should not dominate a site; generally the aggregate area of all buildings on one allotment should not exceed 150m<sup>2</sup>. In addition in assessing applications, the "Design Guidelines for the West Coast" - March 1991 (West Coast Tourism Development & West Coast Regional Council) may also be used as a guide. Contributions such as landscaping or screening may be required (see Part 8 - Financial Contributions).

- 5.2.3.5.4. Clearance of indigenous trees and shrubs within the Ross Subdivision should only be undertaken for building sites and for the purposes of providing access to building sites. Vegetation clearance beneath power lines is permitted.
- 5.2.3.5.5. Also see Part 7.2 for explanation and reasoning of specific standards.