

5.2.5. Scenically Sensitive Commercial Zone

5.2.5.1. Any activity in the Scenically Sensitive Commercial Zone is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.4. It must also comply with the District Wide rules in Part 7.

5.2.5.2. Permitted Activities

5.2.5.2.1. Any commercial (including travellers' accommodation) or recreational activity or community activity which complies with the standards listed below except indigenous vegetation clearance or those involving the erection of, or addition to, a building or structure or sign.

5.2.5.2.2. Residential activities accessory to any of the above activities except indigenous vegetation clearance or those involving the erection of, or addition, to a building.

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

5.2.5.2.4. Vehicle Trips

5.2.5.2.4.1. 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.

5.2.5.2.4.2. 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.

5.2.5.2.5. No clearance of indigenous trees or shrubs beyond 3m from an existing building is permitted.

5.2.5.2.6. For developments, payment of a development contribution as listed in Part 8.

5.2.5.3. Discretionary Activities Where the Discretion is Limited

- 5.2.5.3.1. The erection of, or addition to, any building or structure or sign 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:
- 5.2.5.3.1.1. The position, design and external appearance of buildings and signs in relation to the landscape setting and nearby buildings.
 - 5.2.5.3.1.2. The size of buildings and their roof height and pitch.
 - 5.2.5.3.1.3. Any clearance of indigenous trees or shrubs.
 - 5.2.5.3.1.4. The size of private open space available for activities involving accommodation.
 - 5.2.5.3.1.5. The imposition of financial contributions listed in Part 8.

Table 5.4 Scenically Sensitive Commercial Zone Standards

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
Building Height	Maximum building height is 7m.	Not applicable.	Maximum building height is 10m.
Developments	Refer to Part 8	Refer to Part 8	Refer to Part 8
Esplanade Strips	Refer to Part 7.9.5	Refer to Part 7.9.5	Refer to Part 7.9.5
General	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
Glare	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
Historic/Cultural Items	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
Lighting	Fixed, external lighting for utility and services is to be hooded in the area from Dolomite Point to the Punakaiki River. Also refer to Light Spill in Part 7.9.4.3.	Not applicable.	Not applicable.
Noise	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
Notable Trees	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
Parking	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
Planting	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
Recession Planes	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
Signs	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
Stormwater Disposal	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
Subdivision	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3

5.2.5.4. Explanation/Reasons

- 5.2.5.4.1. The Scenically Sensitive Commercial Zone is primarily intended to provide facilities for tourists while also servicing the commercial needs of the Punakaiki locality. A wide range of activities is permitted, but industrial activities are generally not appropriate and residential activities should be related to other activities only, in order to prevent the land being used solely for residential purposes. Activities setting up within existing buildings, or not involving buildings, must comply with the general rules, not modify or destroy listed items, and if classed as a development, may be required to pay a development contribution (Refer to 8.2). Because the location of this zone is close to a prime tourist attraction and is in an area of natural and scenic appeal, special controls are required to ensure that any buildings are compatible with surrounding buildings and landscape features.
- 5.2.5.4.2. Also see Part 7.2 for explanation and reasoning of specific standards.