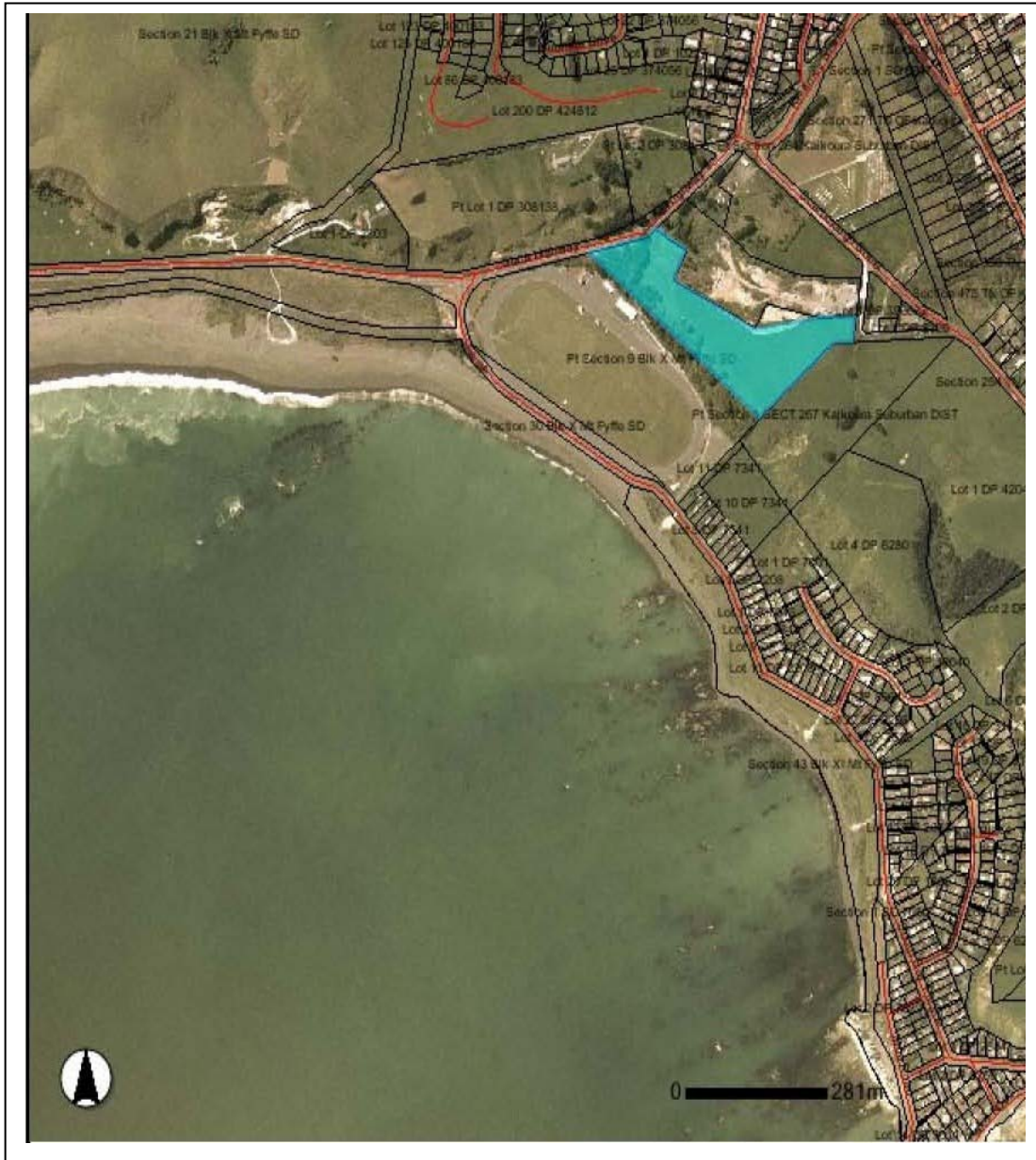


1 Property

1.1 Location

The site is the recreational reserve bounded by Scarborough and Churchill streets being the elevated part of 1.1230 hectares of the Pt Section 9 Blk X Mt Fyffe.



1.2 Zoning

- 1.2.1 It appears to have an underlying zoning of *Rural*
- 1.2.2 It has an overlap of “*Significant Landscape*”
- 1.2.3 It has another overlay of “*Scenic / Recreation Reserve*”
- 1.2.4 It is identified as part of a wider site noted as “*South Bay Domain and Racecourse*”
- 1.2.5 It is designated with a notation of D44. The requiring authority for this designation is the Kaikoura District Council, and it is for the purpose of “*Racecourse and Recreation Reserve*”
- 1.2.6 There does not appear to be any other notations on the site on the Planning Maps.

1.3 Resource Management

- 1.3.1 The definitions are not clear for a complex of this nature – it could fall partly within any of the following definitions of activities – commercial activity, community activity, recreational activity.
- 1.3.2 In the Rural Zone, these activities are variously provided for as permitted activities or unrestricted discretionary activities – although there are numerous standards attached.
- 1.3.3 Any substantial earthworks are Restricted Discretionary Activities in a Significant Landscape Area.
- 1.3.4 Assessment of Environmental Effects (AEE) to be considered;
 - 1.3.4.1 Geology / Geotechnical conditions (instability, karst limestone features, earthquake proneness, etc);
 - 1.3.4.2 Groundwater conditions (particularly within limestone subsurface conditions);
 - 1.3.4.3 Landscape and Visual Amenity considerations;
 - 1.3.4.4 Cultural and Archaeological values;
 - 1.3.4.5 Servicing – availability of sewage disposal and water supply;
 - 1.3.4.6 Stormwater management and disposal, particularly for effects on South Bay;
 - 1.3.4.7 Transport and traffic, particularly effects on the State Highway intersection
 - 1.3.4.8 Any indigenous ecosystem and habitat values
 - 1.3.4.9 Climate – wind and rainfall
 - 1.3.4.10 European heritage values