

Name of area	Purpose	Additional provisions
Special Control Area 15 — Princess Royal Harbour Inundation Area	(1) The Princess Royal Harbour Special Control area seeks to impose design criteria to development, as a means to limit potential flood damage.	(1) Development (a) All land use and works within the special control area requires development approval. (b) Development is to be designed to be capable of removal. (c) All habitable buildings and associated driveway are to be constructed with a minimum finished floor level height of 3.02m AHD in accordance with Local Planning Policy - Development in Flood prone Areas. (2) Development Approval (a) A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate of title of the proposed development lot advising of the existence of a hazard. The notification is to state as follows: <i>“This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years from the date this notification is registered and may be subject to conditions of development approval which require removal and/or rehabilitation to pre- development conditions.”</i> (b) Where possible, development to be located outside of inundation area. (c) In circumstances where the entirety of a lot is within the inundation area, the use of fill is to be avoided. Fill has the potential to impact on water flows or other properties during a flood event. (d) Where a lot is identified to be permanently inundated within the 100-year planning timeframe as identified in an endorsed CHRMAP, development approval shall be time limited. At the point approval lapses: (i) The development shall be removed; and (ii) The land shall be rehabilitated to its pre-development condition, to the specifications of the local government, at the landowners cost.

		OR (d) Any development approval granted in respect of the Condition 2(d) shall cease to have effect and: (i) The development shall be removed; and (ii) The land shall be rehabilitated to its pre-development condition, to the specifications of the local government, at the landowner's cost where: (1) A public road is no longer available or able to provide legal access to the property, or access is no longer available from the public road to the development, and/or (2) Water, sewerage, or electricity to the lot is no longer available as they have been removed/decommissioned by the relevant authority due to coastal hazards. <u>Advice:</u> 1. In relation to Condition 2(d), there is no limit to the number of extensions that the City may grant, allowing the development to remain until such time condition 2(e) occurs at which time the development will be required to be removed.
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