

## DEV2 - Ocean Ridge Development Area

The Ocean Ridge Development Area is a comprehensive living environment located west of Kaikōura Township between State Highway 1 and Green Lane/Ludstone Road on rolling limestone and mudstone country just west of Kaikōura Township. The purpose of the zone is to provide for residential housing in a wider native bush setting with some other activities provided for in defined areas to integrate and support the community. Ocean Ridge will provide further residential opportunity for the people of Kaikōura.

Key defined terms for this chapter	
Term	Definition
Amenity or Amenity Values	<p>has the same meaning as defined in Section 2 of the Resource Management Act 1991, which at the notification date of this Plan, means:</p> <p>"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."</p>
Building (NPS)	<p>Means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> <li>a. partially or fully roofed; and</li> <li>b. fixed or located on or in land;</li> </ul> <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
Building Coverage (NPS)	<p>Means the percentage of the net site area covered by the building footprint.</p>
Community Activity	<p>means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, research, culture and/or spiritual well-being, but excludes recreational activities. A community activity includes schools, hospitals, rest homes, doctors' surgeries and other health professionals, churches, marae, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres.</p>

<p>Earthworks (NPS)</p>	<p>Means the alteration or disturbance of land, including by moving, removing, placing, balding, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.</p>
<p>Gross Floor Area (GFA) (NPS)</p>	<p>Means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells) measured:</p> <ul style="list-style-type: none"> <li>a. where there are exterior walls, from the exterior faces of those exterior walls;</li> <li>b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</li> <li>c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.</li> </ul>
<p>Height (NPS)</p>	<p>Means the vertical distance between a specified reference point and the highest part of any feature, structure, or building above that point.</p>
<p>Height in relation to boundary (NPS)</p>	<p>Means the height of a structure, building or feature, relative to its distance from either the boundary of:</p> <ul style="list-style-type: none"> <li>a. a site; or</li> <li>b. another specified reference point.</li> </ul>
<p>Home business (NPS)</p>	<p>Means a commercial activity that is:</p> <ul style="list-style-type: none"> <li>a. undertaken or operated by at least one resident of the site; and</li> <li>b. incidental to the use of the site for a residential activity.</li> </ul>
<p>Net site area (NPS)</p>	<p>Means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> <li>a. any part of the site that provides legal access to another site;</li> <li>b. any part of a rear site that provides legal access to that site;</li> <li>c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul>

<p>Office</p>	<p>means any of the following:</p> <ul style="list-style-type: none"> <li>a. Administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted;</li> <li>b. Commercial offices such as banks, insurance agents, typing services, duplicating services and real estate agents, being places where trade (other than that involving the immediate exchange for goods or the display or production of goods) is transacted;</li> <li>c. Professional offices such as the offices of accountants, solicitors, architects, surveyors and engineers.</li> </ul> <p>Also refer to the definition commercial activity.</p>
<p>Outdoor Living Space (NPS)</p>	<p>Means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p>
<p>Outdoor Recreational Activity</p>	<p>means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.</p>
<p>Outline Development Plan</p>	<p>means the Plan(s) defining the areas in the Kaikōura Peninsula Tourism and Ocean Ridge Development Areas within which specific activities may take place in accordance with the rules for those Zones and attached as DEV1 Appendix 1 and DEV2 Appendix 2</p>
<p>Personal Care</p>	<p>means a commercial activity entity devoted to enhancing overall health or well-being through a variety of professional services that encourage the repair or renewal of mind, body and spirit offering a variety of professionally administered services to clients on a day-use basis and includes:</p> <ul style="list-style-type: none"> <li>a. Physical fitness such as gymnasiums;</li> <li>b. Hairdressers, Beauty and Day Spa Clinics; and</li> <li>c. Doctors or Dentists Offices.</li> </ul> <p>But excludes Brothel (as defined in the Prostitution Reform Act 2003) Creche, Child Day Care Facilities and Health Care Facility (Medical).</p>

<p>Recreational activity (ODP)</p>	<p>Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment which is not commercial and includes the sale of food and beverage for consumption on the site, provided it is ancillary to the recreational activity.</p> <p>Recreational activities include sport clubs, art, craft and hobby clubs (i.e., painting, pottery, bridge, chess, photography clubs. and outdoor recreation pursuits) but excludes any recreational activity within the meaning of residential activity.</p>
<p>Residential activity (NPS)</p>	<p>Means the use of land and building(s) for people’s living accommodation.</p>
<p>Residential Curtilage</p>	<p>means land within a General Rural Zone used principally for residential activities, and includes the residential unit and accessory buildings, parking and manoeuvring areas for residential activities, and outdoor living space, but does not include gardens or landscaping.</p>
<p>Residential unit (NPS)</p>	<p>Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p>
<p>Restaurant</p>	<p>means any land and/or buildings, or part of a building, in which meals are regularly supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale of Liquor Act 1989.</p>
<p>Retail Sales / Retail / Retailing</p>	<p>means the direct sale or hire to the public from any site and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.</p>
<p>Site (NPS)</p>	<p>Means:</p> <ul style="list-style-type: none"> <li>a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or</li> <li>b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</li> <li>c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a</li> </ul>

	<p>separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</p> <p>despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</p>
Visitor Accommodation (NPS)	Means the land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

Zone description
<p>A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.</p>

Cross-references
<p>In addition to the zone chapters, several district-wide and overlay chapters also contain provisions that may be relevant to the Kaikōura Peninsula Tourism Development Area, including:</p> <p>ECO - Ecosystems and Indigenous Biodiversity</p> <p>NFL - Natural Features and Landscapes</p> <p>CE - Coastal Environment</p> <p>TRAN - Transport</p> <p>HH - Historic Heritage</p> <p>EW - Earthworks</p> <p>LIGHT - Light</p> <p>NOISE - Noise</p> <p>SUB - Subdivision</p>

## Issues

<b>DEV2-I1</b>	<b>Landscape and <i>amenity values</i></b>
<p>Inappropriate development can diminish the conservation, landscape and the <i>amenity values</i> of this area.</p>	

## Objectives

<b>DEV2-O1</b>	<b>Development is compatible with conservation, landscape, and <i>amenity values</i></b>
<p>To enable the establishment of <i>residential activities</i> and other associated <i>buildings</i> and uses that in terms of number, location and scale, sustain the conservation, landscape and <i>amenity values</i> experienced by locals and visitors to this part of the Kaikōura District.</p>	

## Policies

<b>DEV2-P1</b>	<b>Development occurs according to the <i>Outline Development Plan</i></b>
<p>To enable the development of residential and low density residential housing in areas identified in an <i>outline development plan</i>, so as to ensure the design elements of development are incorporated in order to maintain or enhance the quality of this environment.</p>	
<b>DEV2-P2</b>	<b>Control <i>buildings</i> to limit effects</b>
<p>To limit each residential area to a specified number of houses and to control location, <i>height</i> and <i>coverage of buildings</i> on individual allotments within the various areas so as to ensure the local environment is of a quality that would be expected by subsequent owners and the wider community, and to avoid adverse effects on neighbours such as shading.</p>	
<b>DEV2-P3</b>	<b>Recognise native restoration planting</b>
<p>To recognise the positive contribution that the establishment of native restoration plantings and open space would make to the development and the surrounding environment.</p>	
<b>DEV2-P4</b>	<b>Require additional <i>building</i> controls and planting requirements</b>

<p>To provide additional <i>building</i> bulk, location and design controls, and planting requirements, on the more prominent ridge so as to mitigate the visual impact of development.</p>	
<b>DEV2-P5</b>	<b>Native restoration planting is maintained</b>
<p>To ensure defined areas of native restoration plantings and open space areas are maintained and those areas are subsequently free of residential and other development, which would otherwise compromise natural, landscape and <i>amenity values</i>.</p>	
<b>DEV2-P6</b>	<b>Manage effects of <i>home businesses</i></b>
<p>To enable the establishment of <i>home businesses</i> in <i>residential units</i> provided it does not compromise the <i>amenity</i> of neighbours.</p>	
<b>DEV2-P7</b>	<b>Enable supporting service activities</b>
<p>To enable the establishment of <i>community</i> and <i>recreation activities</i>, <i>visitor accommodation</i>, and small-scale <i>restaurant</i>, <i>office</i> and <i>retail</i> sales, including the provision of convenience goods, in defined areas in order to provide services that are of a nature and scale appropriate to the comprehensive living environment.</p>	
<b>DEV2-P8</b>	<b>Ensure <i>earthworks</i> are appropriately managed</b>
<p>To ensure <i>earthworks</i> associated with the development of the area, and the associated rehabilitation of disturbed ground, are carried out in manner that avoids or mitigates adverse visual effects.</p>	
<b>DEV2-P9</b>	<b>Ensure provision of services</b>
<p>To ensure:</p> <ol style="list-style-type: none"> <li>1. the supply of potable water; and,</li> <li>2. the satisfactory disposal of sewage and stormwater; and</li> <li>3. the connection of electricity and telecommunications;</li> </ol> <p>are established in a manner that sustains the landscape and <i>amenity values</i> of the area.</p>	
<b>DEV2-P10</b>	<b>Provide for integrated road network</b>

To provide for an integrated road network that links the Ocean Ridge Development Area roading network to State Highway 1, Green Lane and adjacent rural land.	
<b>DEV2-P11</b>	<b>Promote Zero Waste policy</b>
To promote Council's "Zero Waste" policy by promoting and encouraging the reduction, reuse and recycling of unwanted materials.	

## Rules

<p>Resource consents in relation to the following matters shall be non-notified, notice of such applications shall not be served on affected persons and written approvals of affected persons need not be obtained:</p> <ul style="list-style-type: none"> <li>a. Controlled <i>Community or Recreational Activities</i> in the Mixed Use Areas shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1;</li> <li>b. Restricted Discretionary <i>Visitor Accommodation</i> in the Mixed Use Areas shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1;</li> <li>c. Non-compliance with Performance Standard DEV2-S9.</li> </ul>
--

<b>DEV2-R1</b>	<b><i>Residential activities within the Residential, Low Density Residential, and Mixed Use Areas shown on the Outline Development Plans in DEV2 Appendix 1</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. No pigs, bees, poultry, or roosters are kept on any <i>site</i></li> <li>b. Compliance is achieved with DEV2-S1 to DEV2-S18.</li> </ul>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with DEV2-S8 to DEV2-S18.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion of any standard that is not complied with.</li> </ul>
	3. Activity status: Discretionary



	<p>Where:</p> <p>a. Compliance is not achieved with DEV2-S1 to DEV2-S7.</p>
--	---

DEV2-R2	<b>Farming in the Open Space/Grazing Area shown on <i>the Outline Development Plans</i> in DEV2 Appendix 1</b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV2-S1 to DEV2-S18.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-S8 to DEV2-S18.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-S1 to DEV2-S7.</p>

DEV2-R3	<b>Visitor accommodation</b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV2-S1 to DEV2-S18</p> <p>b. The <i>visitor accommodation</i> activities do not require new <i>buildings</i> or car parks</p> <p>c. The activity is located within the Mixed Use Area shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1</p> <p>d. The length of any one stay by one party is limited to 3 months (cumulative) per year.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

	<p>a. Compliance is not achieved with DEV2-S8 to DEV2-S18; or</p> <p>b. The <i>visitor accommodation</i> activities require new <i>buildings</i> or car parks.</p> <p>c. Compliance is not achieved with DEV2-R2(1)(d).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>For DEV2-R3(2)(a): The matters of discretion of any standard that is not complied with.</li> <li>For DEV2-R3(2)(b): The external design and appearance of the <i>building</i> and associated landscaping and its relationship to car parking and the streetscape.</li> </ol>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is located outside the Mixed Use Area shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1.</li> </ol>
	<p>4. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with DEV2-S1 to DEV2-S7.</li> </ol>

<b>DEV2-R4</b>	<b>Commercial activities (limited to <i>restaurants, offices, personal care, and retail sales</i>) in the Mixed Use Area shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1</b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is achieved with DEV2-S1 to DEV2-S18.</li> </ol>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with DEV2-S8 to DEV2-S18.</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any standard that is not complied with.</li> </ol>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with DEV2-S1 to DEV2-S7.</li> </ol>

DEV2-R5	<b>Display homes in Residential Areas A to G shown on <i>the Outline Development Plans</i> in DEV2 Appendix 1</b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV2-S1 to DEV2-S18.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-S8 to DEV2-S18.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-S1 to DEV2-S7.</p>

DEV2-R6	<b><i>Community and recreational activities (excluding outdoor recreational activities)</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. There are no associated <i>buildings</i> or carparks</p> <p>b. Compliance is achieved with DEV2-S1 to DEV2-S18</p> <p>c. The activities are located within the Community and Recreational Use Area shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1.</p>
	<p>2. Activity status: Controlled</p> <p>Where:</p> <p>a. There are <i>buildings</i> or carparks associated with the <i>community and recreational activities</i>.</p> <p>Matters of control:</p> <p>1. Location of the <i>buildings</i> or <i>residential units</i></p>

	<p>2. Design, <i>height</i> and appearance of the buildings or <i>residential units</i> and associated landscaping and its relationship to car parking and the streetscape.</p>
	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-S8 to DEV2-S18.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not complied with.</p>
	<p>4. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is located outside the Community and Recreational Use Area shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1.</p>
	<p>5. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-S1 to DEV2-S7.</p>

DEV2-R7	<b><i>Outdoor recreational activities</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV2-S1 to DEV2-S18.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-S8 to DEV2-S18.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-S1 to DEV2-S7.</p>

<b>DEV2-R8</b>	<b><i>Home businesses (excluding mechanical repairs, panel beating, and spray painting)</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with DEV2-S1 to DEV2-S18</li> <li>b. The number of persons employed by the business but living off-site shall be limited to one person.</li> </ul>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with DEV2-S8 to DEV2-S18.</li> <li>b. Compliance is not achieved with DEV2-R8(1)(b).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion of any standard that is not complied with.</li> </ul>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with DEV2-S1 to DEV2-S7.</li> </ul>

<b>DEV2-R9</b>	<b><i>Buildings and carparks associated with a rest home in the Mixed Use Area, or the Community and Recreational Use Area shown on the Outline Development Plans in DEV2 Appendix 1</i></b>
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The external design and appearance of the <i>building</i> and associated landscaping and its relationship to car parking and the streetscape.</li> </ul>

<b>DEV2-R10</b>	<b><i>Residential units in the Residential Area A east of the main entrance within the Mixed Use Area shown on the Outline Development Plans in DEV2 Appendix 1</i></b>
	<p>1. Activity status: Restricted discretionary</p>

	<p>Where:</p> <p>a. <i>Residential units</i> are on an allotment less than 500m<sup>2</sup>.</p> <p>Matters of discretion are restricted to:</p> <p>1. The design, <i>height</i> and appearance of the <i>residential units</i> and associated landscaping and its relationship to car parking and streetscape.</p>
--	---

<b>DEV2-R11</b>	<b><i>Residential activities</i></b>
	<p>1. Activity status: Non-complying</p> <p>Where:</p> <p>a. Located within the:</p> <ul style="list-style-type: none"> <li>i. Community and recreational use area</li> <li>i. Native planting restoration area</li> <li>ii. Open space/grazing areas</li> </ul> <p>shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1.</p>

<b>DEV2-R12</b>	<b>Commercial activities not otherwise listed as Controlled or Restricted Discretionary activities where they are located outside the Mixed Use Area shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1</b>
	<p>1. Activity status: Non-complying.</p>

<b>DEV2-R13</b>	<b>Any other activities not otherwise listed as a Permitted, Controlled, Restricted Discretionary, or Discretionary activity</b>
	<p>1. Activity status: Non-complying.</p>

<b>DEV2-R14</b>	<b>Removal of the Mixed Native Visual Integration Planting shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1</b>
	<p>1. Activity status: Non-complying.</p>

## Standards

<b>DEV2-S1</b>	<b>Residential area size</b>	
	<p>The maximum number of <i>residential units</i> within the Ocean Ridge Development Area shall not exceed 336. The maximum number of <i>residential units</i> within each of the Residential, Low Density Residential, and Mixed Use Areas shown on <i>the Outline Development Plans</i> in DEV2 Appendix 1, shall not exceed the following:</p> <ol style="list-style-type: none"> <li>1. Residential Area A = 74</li> <li>2. Residential Area B = 56</li> <li>3. Residential Area C = 35</li> <li>4. Low Density Residential Area D = 14</li> <li>5. Low Density Residential Area D (i) = 40</li> <li>6. Residential Area E = 47</li> <li>7. Residential Area F = 37</li> <li>8. Residential Area G = 13</li> <li>9. Mixed Use Areas combined total = 20</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>DEV2-S2</b>	<b>Residential density</b>	
	<ol style="list-style-type: none"> <li>1. No <i>residential unit</i> in the Residential Areas A B C D E F and G shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1 shall be located on a <i>site</i> having a net area less than 500m<sup>2</sup> except that the <i>net site area</i> may reduce down to 300m<sup>2</sup> for up to:</li> <li>2. 20 <i>residential units</i> in Residential Area B.</li> <li>3. No <i>residential unit</i> in the Mixed Use Area shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1 shall be located on a <i>site</i> having a net area less than 300m<sup>2</sup></li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>DEV2-S3</b>	<b>Mixed-use area - Gross floor areas non-residential</b>	

<p>The <i>gross floor area</i> for <i>buildings</i> containing the following activities in the Mixed Use Area shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1 shall not exceed:</p> <ol style="list-style-type: none"> <li>1. 100m2 for <i>Offices</i></li> <li>2. 300m2 for <i>Restaurant</i></li> <li>3. 100m2 for <i>Retail Sales</i></li> <li>4. No limit on <i>Visitor Accommodation</i></li> <li>5. 300m2 for <i>Personal Care</i> facilities</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>DEV2-S4</b></p>	<p><b>Access</b></p>
<p>All roads shall be located in accordance with those locations shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>DEV2-S5</b></p>	<p><b>Native planting restoration areas, open space/grazing area, buildings, structures, and earthworks</b></p>
<p>1. No <i>building(s)</i> and structures shall be established, or <i>earthworks</i> shall occur in the Native Planting Restoration Areas, Open Space/Grazing Area shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1 except in the following circumstances:</p> <ol style="list-style-type: none"> <li>a. utility buildings and structures (refer to the utility rules in the EI chapter of the Plan)</li> <li>b. in the Native Planting Restoration Area, <i>buildings</i> not exceeding 10m2 used for <i>outdoor recreational activities</i>, or used to store goods used for the maintenance of the indigenous vegetation</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>



<p>c. in the Open Space/Grazing Area <i>buildings</i> limited to implement or storage sheds used for the maintenance of the open space/grazing area or the horticulture area</p> <p>d. construction and maintenance of up to 1.5m wide walking and cycling tracks</p> <p>e. fencing for any purpose related to the management and protection of the indigenous vegetation planted or for the open space/grazing and horticultural purposes,</p> <p>f. construction and maintenance of the access roads shown on the <i>Outline Development Plans</i> in DEV2 Appendix 1.</p> <p>2. No grazing stock shall be located in the Native Planting Restoration Areas shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1.</p>	
<p><b>DEV2-S6</b></p>	<p><b>Open space/grazing areas - trees or shrubs</b></p>
<p>No exotic trees or shrubs shall be planted in the Open Space/Grazing Area identified on <i>Outline Development Plan 1</i> in DEV2 Appendix 1.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>DEV2-S7</b></p>	<p><b>Residential native planting areas</b></p>
<p>1. No <i>buildings</i> shall be located within the Residential Native Planting Areas shown on the <i>Outline Development Plan 2</i> in DEV2 Appendix 1.</p> <p>2. No <i>earthworks</i> shall be permitted within the Residential Native Planting Areas</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p>

<p>shown on the <i>Outline Development Plan 2</i> in DEV2 Appendix 1, other than <i>earthworks</i> associated with one vehicular access and one walking access from the road to the <i>curtilage</i> and <i>building area</i>, provided that the vehicular access does not exceed a width of 3.6m and the walking access does not exceed a width of 1.5m and provided that the walking access is separated from the driveway by at least 2m.</p> <p>3. No grazing stock shall be located within the Residential Native Planting Areas shown on the <i>Outline Development Plan 2</i> in DEV2 Appendix 1.</p>	<p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>DEV2-S8</b></p>	<p><b>Servicing - sewage</b></p>
<p>Before occupation of any <i>buildings</i> associated with any permitted, controlled, restricted discretionary, discretionary or non-complying activity specified in the rules of this chapter, a connection to the Council reticulated sewage system shall be established.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>DEV2-S9</b></p>	<p><b>Low density residential areas <i>curtilage</i> and <i>building area</i> requirements</b></p>
<p>1. Except as provided for in DEV2-S9(1)(c) and (d), <i>residential units</i> and accessory <i>buildings</i> are permitted within the <i>curtilage</i> and building areas shown on Outline Development 2 of the Low Density Residential Areas D and D (c) provided that:</p> <ol style="list-style-type: none"> <li>a. the building <i>coverage</i> shall not exceed 400m<sup>2</sup>, and</li> <li>b. masts are not permitted.</li> <li>c. In respect of allotments LDR 26, LDR 30 and LDR 31, the maximum</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

<p><i>building coverage</i> for all <i>buildings</i>, other than garages, shall be 300m<sup>2</sup>.</p> <p>d. In respect of allotments LDR 26, LDR 30 and LDR 31, the maximum <i>building coverage</i> for any garage will be 40m<sup>2</sup>.</p> <p>When calculating the <i>building coverage</i> on allotments LDR 26, LDR 30 and IDR 31 to determine whether or not the coverage has been exceeded, no account will be taken of any garage coverage under DEV2-S9(1)(d). For the avoidance of doubt, the intention is that the owner(s) from time to time of these specified allotments may have a <i>building</i> of 300m<sup>2</sup> and a garage of 40m<sup>2</sup>.</p> <p>2. For all <i>residential units</i> and garages within the Lot Density Residential Area D(i) as shown on <i>Outline Development Plan 2</i>:</p> <p>a. Roof materials will not exceed a reflectance level of 18%; and</p> <p>b. Exterior walls, including trim, will not exceed a reflectance level of 37%.</p> <p>3. No <i>buildings</i> are permitted outside the <i>curtilage</i> and building areas shown on <i>Outline Development Plan 2</i> except that in the Low Residential Area D glasshouses, tunnel houses or sheds are permitted provided that the combined <i>gross floor area</i> does not exceed 20m<sup>2</sup>.</p> <p>4. There shall be only one vehicular and one walking access into each of the <i>curtilage</i> and building areas from the road, provided that the vehicular access does not exceed a width of 3.6m and the walking access does not exceed a width of 1.5m, and provided that the walking access is separated from the driveway by at least 2m.</p>	
---	--

<p>5. No <i>earthworks</i> shall occur within the <i>curtilage</i> and building area other than <i>earthworks</i> associated with up to a 3.6m wide vehicular access, up to a 1.5m wide walking access, and <i>earthworks</i> associated with the establishment of those <i>residential units</i> and accessory buildings permitted in DEV2-S9(1) and (2). above.</p> <p>6. Within the <i>curtilage</i> and <i>building</i> areas of the Low Density Residential Areas D i. shown on <i>Outline Development Plan 2</i> in DEV2 Appendix 1, all batter slopes with a gradient steeper than 1:6, associated with any <i>earthworks</i> required for the establishment of those <i>residential units</i> and accessory buildings permitted in a. and b. above, shall be planted with indigenous vegetation in accordance with the Native Planting Restoration Management Plan required under SUB-S11.</p> <p>7. Within those parts of Area D(i) indicated on <i>outline development plan 2</i>, driveways and footpaths shall not be finished with white concrete and instead include a dark wash or exposed aggregate with a low reflectivity (because white has a high reflectivity and can be seen from long distances).</p>	
<p><b>DEV2-S10</b></p>	<p><b>Heavy vehicle storage</b></p>
<p>No heavy vehicles shall be stored or parked overnight on any <i>site</i> except for buses within the Mixed Use Area shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

<p><b>DEV2-S11</b></p>	<p><b>Residential area <i>building coverage</i>: Residential areas and mixed-use areas</b></p>	
<p>Residential Areas A, B, C, E, F, G and for residential use of the Mixed Use Areas shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1.</p> <p>1. <i>Sites</i> less than 500m<sup>2</sup>: 175m maximum</p> <p>2. <i>Sites</i> greater than 500m<sup>2</sup>: 35% maximum.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>	
<p><b>DEV2-S12</b></p>	<p><b><i>Building height</i>: Residential, low density residential, and mixed-use areas</b></p>	
<p>1. The maximum <i>height</i> of any <i>buildings</i> located in the Residential Areas A, B, C, E, F, and G and the Low Density Residential Area District Plan shall be 8m</p> <p>2. The maximum <i>height</i> of <i>buildings</i> located in the Mixed Use Areas for activities listed in DEV2-S3(1) to (5) 24.6.3 a-e shall be 8m. For activities not listed DEV2-S3(1) to (5), 5m maximum <i>height</i>.</p> <p>3. No <i>building</i> located in the Low Density Residential Area D (i) shall exceed a maximum <i>height</i> of 7m except that:</p> <p style="margin-left: 40px;">a. In respect of <i>buildings</i> on Allotments LDR 26, LDR 30 and LDR 31 on <i>Outline Development Plan 3</i>, the maximum <i>building height</i> of any <i>building</i>, measured from slab to roof peak, shall be 5.0 metres, subject to DEV2-S12(3)(b)</p> <p style="margin-left: 40px;">b. The maximum <i>height</i> of any garage, measured from slab to roof peak, shall be 3.0 metres.</p> <p>4. No <i>building</i> located in the low Density Residential area D(i) shall protrude through a plane that connects the contours on the Floating Building Height</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>	

<p>Contour Diagram, which is required under SUB-S10 except that:</p> <ol style="list-style-type: none"> <li>a. All single storey <i>buildings</i> with a maximum <i>height</i> of 5m may protrude through the plane by up to 1m, or</li> <li>b. Within <i>curtilage</i> and building areas LDR 28 to 31 shown on <i>Outline Development Plan 2</i>, all <i>buildings</i> may protrude through the plane by up to 2m provided that each <i>building</i> is single storey with a maximum <i>height</i> of 5m and the plantings in the Residential Native Planting Areas within each of these residential allotments is no less than 2m in <i>height</i> prior to the erection of any <i>building</i>.</li> </ol>	
<b>DEV2-S13</b>	<b><i>Outdoor living space</i></b>
<p><i>Outdoor Living Space</i> shall be provided as follows:</p> <ol style="list-style-type: none"> <li>1. 70m<sup>2</sup> minimum area with minimum dimension of 5m for each <i>residential unit</i> in the Residential Areas A, B, C, E, F, G and Mixed Use Areas shown on the <i>Outline Development Plan 1</i> in DEV2 Appendix 1, except that <i>outdoor living space</i> may reduce to 40m<sup>2</sup> minimum area with minimum dimension of 3m for those <i>sites</i> having a net area less than 500m<sup>2</sup> (refer to DEV2-S2).</li> <li>2. 10m<sup>2</sup> minimum area with minimum dimension of 2m for each <i>visitor accommodation</i> unit in the Mixed Use Area shown on the <i>Outline Development Plan</i> in DEV2 Appendix 1.</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>DEV2-S14</b>	<b><i>Height in relation to boundary</i></b>

<p>No part of any <i>building</i> shall protrude into a <i>height in relation to boundary</i> plane constructed from points measured 2.5m above internal boundaries, as shown in Appendix H except that when a <i>site</i> has a net area less than 500m<sup>2</sup> then the <i>height in relation to boundary</i> plane may be to a maximum of 55 degrees irrespective of the north point on the <i>site</i>. In the case of a party wall, no <i>height in relation to boundary</i> plane will apply.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> <li>a. Chimneys, solar panels, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts, provided they do not exceed any relevant <i>height</i> limits specified in the District-Wide or Zone rules, and provided that their maximum dimension measured parallel to the boundary under consideration does not exceed 3m.</li> <li>b. A gable or hip end may penetrate the recession lines in Residential, Ocean Ridge Comprehensive Living Zone and Settlement Zones where a single gable or hip end with a base of 7.5m or less (excluding eaves) is parallel to a boundary and a recession line strikes no lower than halfway between the eaves and ridge line.</li> </ul>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>DEV2-S15</b></p>	<p><b>Internal boundary separation</b></p>
<p>1. No <i>buildings</i> shall be located closer than 2m to any internal boundary unless the exceptions below apply, or the <i>residential units</i> are located in the <i>curtilage</i> and building areas in Low Density Residential</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p>

<p>Areas shown on the <i>Outline Development Plan 2</i> in DEV2 Appendix 1.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> <li>2. Accessory buildings, which are not used for human habitation, may be located closer to an internal boundary subject to the following conditions:             <ol style="list-style-type: none"> <li>a. all stormwater shall be contained within the <i>site</i> or reticulated to an approved system and;</li> <li>b. the total length of walls of accessory buildings facing, and located within 2m of, each internal boundary shall:                 <ol style="list-style-type: none"> <li>i. not exceed 9.0m in length, and</li> <li>ii. not contain any windows</li> </ol> </li> </ol> </li> <li>3. Eaves, porches, chimneys, bay windows, stairways, steps, landings, and balconies may intrude into the internal boundary separation distance subject to the following limits:             <ol style="list-style-type: none"> <li>a. eaves may intrude into the separation distance by no more than 0.6m;</li> <li>b. porches and windbreaks opposite a doorway may intrude into the separation distance by no more than 0.9m provided that such porches and windbreaks are no longer than 1.8m parallel to the boundary;</li> <li>c. bay windows may intrude into the separation distance by no more than 0.6m parallel to the boundary;</li> <li>d. chimneys may intrude into the separation distance by no more than 0.6m parallel to the boundary provided that the chimney is of no greater width parallel to the boundary than 1.8m;</li> <li>e. external stairways, landings and un-enclosed balconies may intrude into</li> </ol> </li> </ol>	<p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
---	--



<p>the separation distance by no more than 0.9m provided that the landing or balcony does not exceed 1.8m in length; and</p> <p>4. Where an internal boundary of a <i>site</i> immediately adjoins an access or part of an access, which is owned or partly owned with that <i>site</i>, or has a registered right-of-way over it in favour of that <i>site</i>, the minimum building separation distance from that internal boundary shall be 1m.</p>	
<p><b>DEV2-S16</b></p>	<p><b>Road boundary separation</b></p>
<p>No <i>buildings</i> shall be located closer than 4.5m to any road boundary except that <i>residential units</i> and garages may be located no closer than 2m to any road boundary where:</p> <ol style="list-style-type: none"> <li>1. The floor level of any <i>residential unit</i> is at least 600mm higher than the adjacent street footpath or, where such a footpath does not exist, then it shall be 600mm higher than the adjacent street carriageway.</li> <li>2. Any vehicle entrance to a garage is located generally at right angles to the street (i.e., facing the side boundary) and the 2m width strip between the garage and the street is planted with at least one tree capable of growing to at least 5m high and at least 3 shrubs capable of growing to at least 1m high.</li> </ol> <p>Exceptions:</p> <ol style="list-style-type: none"> <li>3. <i>Residential units</i> located on the <i>curtilage</i> and building areas in Low Density Residential Areas shown on the <i>Outline Development Plan 2</i> in DEV2 Appendix 1.</li> <li>4. For other <i>buildings</i>, provided that:</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

<ul style="list-style-type: none"> <li>a. eaves may intrude into the separation distance by no more than 0.6m;</li> <li>b. porches and windbreaks opposite a doorway may intrude into the separation distance by no more than 0.9m provided that such porches and windbreaks are no longer than 1.8m parallel to the boundary;</li> <li>c. bay windows may intrude into the separation distance by no more than 0.6m parallel to the boundary;</li> <li>d. chimneys may intrude into the separation distance by no more than 0.6m parallel to the boundary provided that the chimney is of no greater width parallel to the boundary than 1.8m;</li> <li>e. external stairways, landings and un-enclosed balconies may intrude into the separation distance by no more than 0.9m provided that the landing or balcony does not exceed 1.8m in length.</li> </ul>	
<b>DEV2-S17</b>	<b>High voltage electricity transmission lines</b>
<p>Any activity, including the establishment of <i>buildings</i>, structures or plantings, or any <i>earthworks</i>, shall within 20m of the centre line of any high voltage transmission line comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent replacement or amendment thereof.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>DEV2-S18</b>	<b>Waste management</b>
<p>All activities, other than <i>residential activities</i>, shall comply with the Waste Management Protocol in Appendix 2.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p>

	Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
--	---

## Methods Other Than Rules

<b>DEV2-M1</b>	<b>Use of <i>Outline Development Plan</i></b>
<p>Provision of the Ocean Ridge Development Area and rules and an accompanying <i>outline development plan</i> to control the use, development and protection of land in the zone. The land use rules relate to the following:</p> <ol style="list-style-type: none"> <li>1. The location and number of <i>residential units</i> in specified areas.</li> <li>2. The location, <i>height</i>, and <i>building coverage</i> of <i>residential units</i> on individual allotments.</li> <li>3. Noise and lighting.</li> <li>4. The establishment of non-residential activities in a defined area and some of which are to be of a limited size within those areas.</li> <li>5. <i>Buildings</i> or <i>earthworks</i> in the Native Restoration Planting Areas, the Residential Native Plantings Areas, Open Space/Grazing areas, Mixed Native Visual Integration Planting and <i>curtilage</i> areas.</li> </ol>	
<b>DEV2-M2</b>	<b>Provide educational information on vegetation</b>
<p>Provision of information on a regular basis to inform residents of garden plants that should not be established due to their invasive potential into the adjoining native restoration plantings. Refer to Appendix 2 of the Native Restoration Management Plan, which is required under the performance standards in SUB - Subdivision and other associated standards.</p>	
<b>DEV2-M3</b>	<b>Use covenants and <i>building and landscape design manual</i></b>
<p>Provision of covenants on the titles of the residential allotments on the main ridge in favour of the developer that require compliance with a <i>building and landscape design manual</i>.</p>	
<b>DEV2-M4</b>	<b>Waste management guidelines</b>
<p>Guidelines to promote and encourage the reduction, reuse and recycling of unwanted materials – refer to the Waste Management Guidelines - All Zones in Appendix 2.</p>	

## Principal Reasons

DEV2-PR1	Residential development occurring in a sensitive area
<p>Provision has been made for a residential and low density residential development with associated <i>community, recreational</i> and limited commercial uses, all within defined areas, to create an integrated development known as the Ocean Ridge Development Area. The <i>buildings</i> are to be established within an open space and native wetland and dryland planting setting. Reserves and walkways are also to be provided for the public. The adjacent Kaikōura Golf Course is also a feature for the development.</p> <p>The landscapes along this part of the coast are dominated by the coast and lowland floodplains formed from the Kowhai River with adjacent rolling hills, truncated by limestone bluffs in some locations. The impressive seaward Kaikōura range forms the wider backdrop. The Ocean Ridge Development Area forms part of the rural gateway to Kaikōura and parts of the zone, in particular the main ridge, are visible from the surrounding area. In sympathy with this environment, the <i>buildings</i> are to be carefully located and the surrounding areas planted in native bush while maximising viewing corridors for subsequent occupants. In addition, existing wetland and riparian areas within Ocean Ridge are to be enhanced and/or restored. To achieve these outcomes, <i>outline development plans</i> have been introduced, to restrict <i>building</i> to specified areas, and in some circumstances to individual <i>curtilage</i> and building areas. The zone contains controls on the use, servicing, number, and bulk and location of <i>buildings</i>. Some rules minimise upward light spill.</p> <p>Light spill has the ability to confuse the navigation of seabirds, especially the Hutton's Shearwaters passing to and from their nesting and breeding grounds. In the case of the main ridge there are further controls on <i>buildings</i> that reflect the prominence of this location. There are further <i>building</i> design and landscape controls to be covenanted on the residential titles located on the main ridge in order to promote a living environment with a high level of aesthetic coherence.</p> <p>The establishment of services, reserves, and native plantings and public walking tracks are also requirements on subdivision.</p> <p>Residential and other development are to be avoided in the areas to be planted in native vegetation except for some small <i>buildings</i> for <i>recreation</i> purposes, such as pergolas, or <i>buildings</i> to store materials used for the maintenance of the vegetation.</p>	

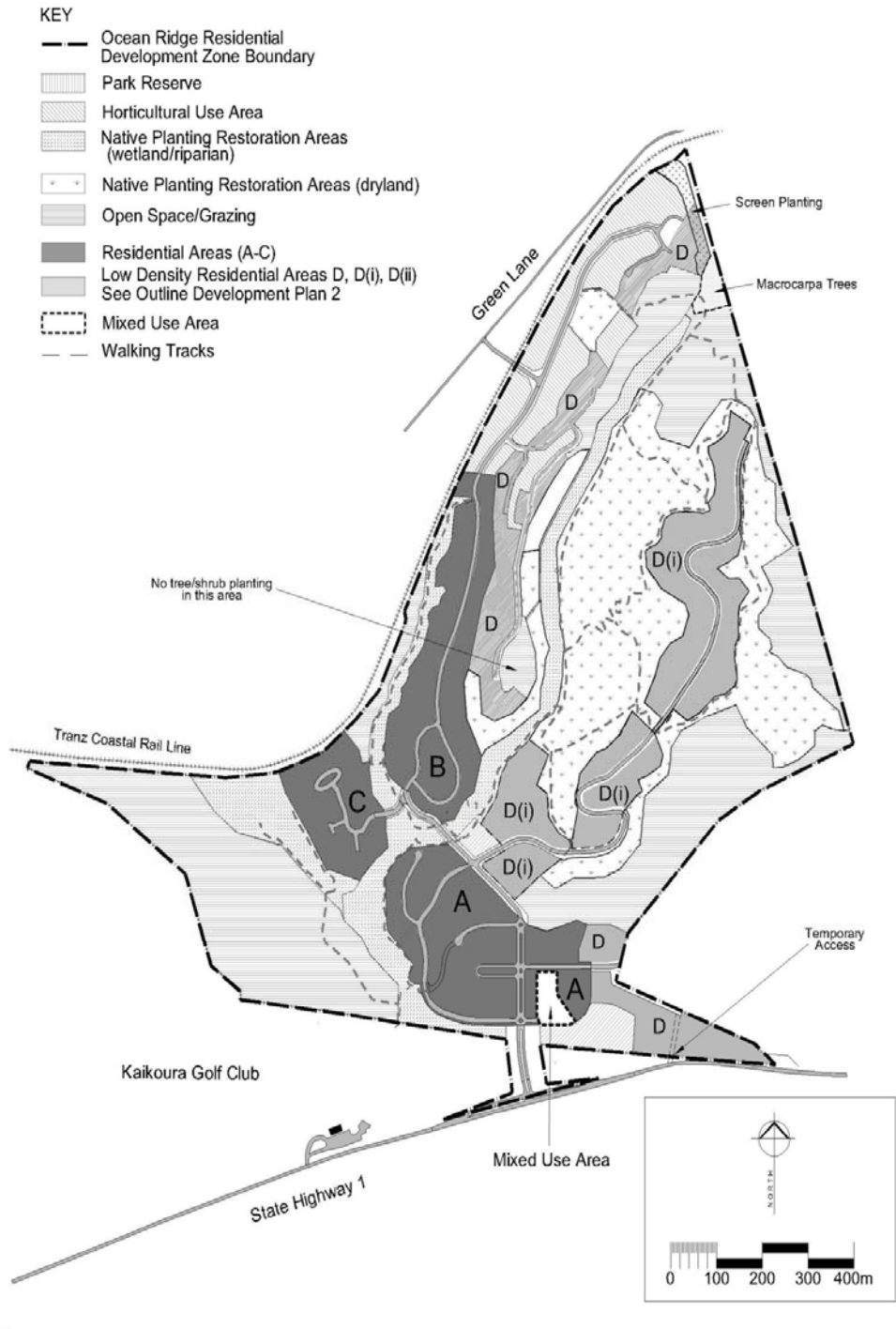
## Anticipated Environmental Results

DEV-A1	Anticipated environmental results for the Ocean Ridge Development Area

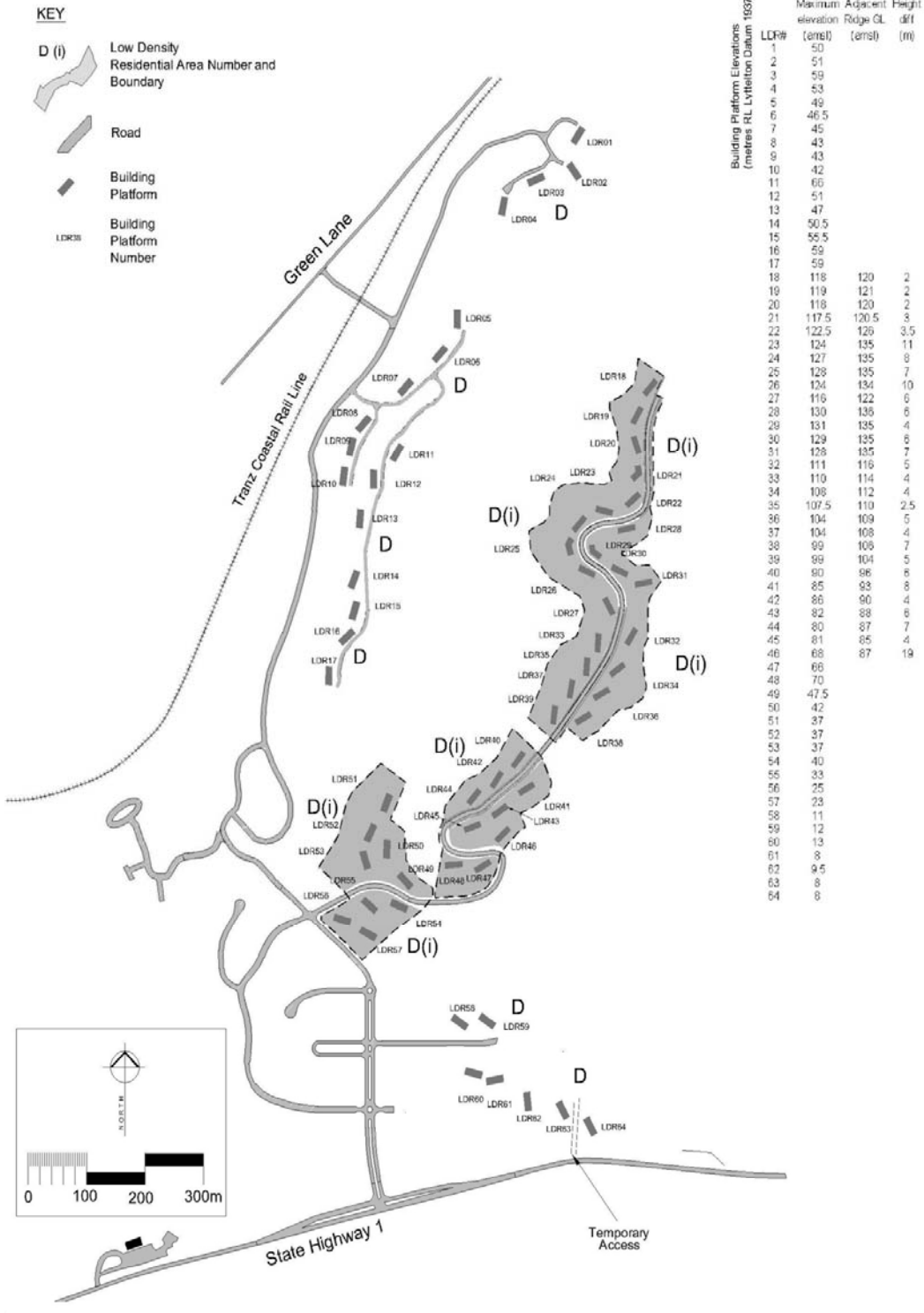
The development of *building* areas in an environment that includes:

1. dominance of open space and native restoration planting over *buildings*;
2. diversity in housing between residential areas and lifestyle types to meet a range of community needs;
3. carefully designed roading and servicing to future proof the area and avoid or mitigate potential adverse effects on the environment.

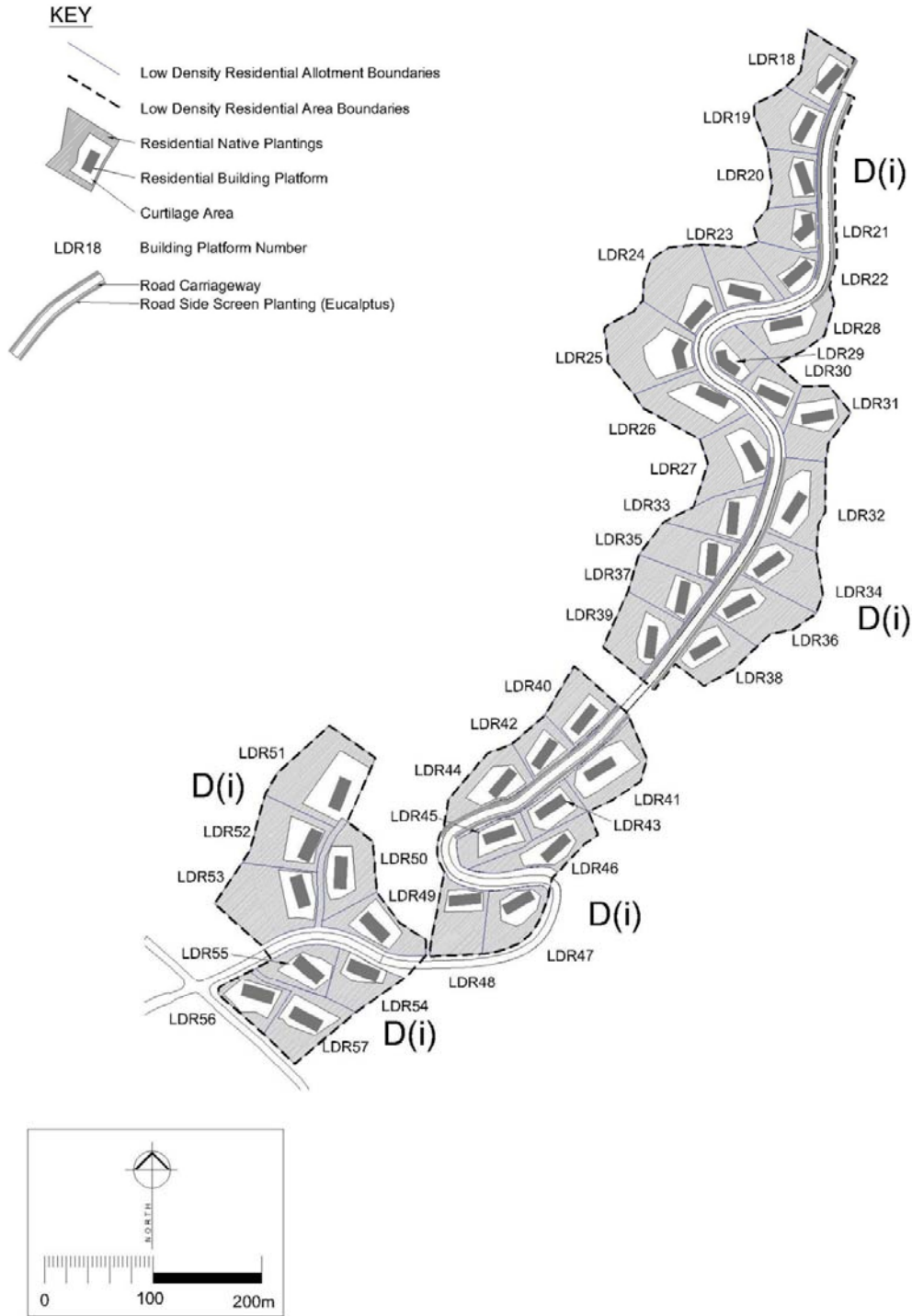
# DEV2 Appendix 1: Outline Development Plans for Ocean Ridge Development Area



OCEAN RIDGE COMPREHENSIVE LIVING ZONE  
Outline Development Plan 1



OCEAN RIDGE COMPREHENSIVE LIVING ZONE  
Outline Development Plan 2



OCEAN RIDGE COMPREHENSIVE LIVING ZONE  
Outline Development Plan 3