

24. Ocean Ridge Comprehensive Living Zone

24.1 Introduction

The Kaikoura urban area is the District's primary residential, commercial and industrial area and the focal point of the developing tourism industry. Provision has also been made for a comprehensive living environment just west of Kaikoura Township between State Highway 1 and Green Lane/Ludstone Road on rolling limestone and mudstone country. Ocean Ridge will provide further residential opportunity for the people of Kaikoura.

24.2 Issue 1 - Landscape and Amenity Values

Inappropriate development can diminish the conservation, landscape and the amenity values of this area.

24.2.1 Objective 1

To enable the establishment of residential activities and other associated buildings and uses that in terms of number, location and scale, sustain the conservation, landscape and amenity values experienced by locals and visitors to this part of the Kaikoura District.

24.2.2 Policies

1. To enable the development of residential and low density residential housing in areas identified in an outline development plan, so as to ensure the design elements of development are incorporated in order to maintain or enhance the quality of this environment.
2. To limit each residential area to a specified number of houses and to control location, height and coverage of buildings 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.
3. To ensure the level of noise and lighting is compatible with a comprehensive living environment and avoids adverse effect of celestial darkness and the behaviours of seabirds in particular Huttons Shearwaters.
4. To recognise the positive contribution that the establishment of native restoration plantings and open space would make to the development and the surrounding environment.
5. To provide additional building bulk, location and design controls, and planting requirements, on the more prominent ridge so as to mitigate the visual impact of development.
6. 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 amenity values.
7. To enable the establishment of home occupations in residential units provided it does not compromise the amenity of neighbours.
8. To enable the establishment of community and recreation activities, visitor accommodation, and small-scale restaurant, office and retail 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.

9. To ensure earthworks 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.
10. To ensure:
 - a. the supply of potable water; and,
 - b. the satisfactory disposal of sewage and stormwater; and
 - c. the connection of electricity and telecommunications;are established in a manner that sustains the landscape and amenity values of the area.
11. To provide for an integrated road network that links the Ocean Ridge Comprehensive Living Zone roading network to State Highway 1, Green Lane and adjacent rural land.
12. To promote Council's "Zero Waste" policy by promoting and encouraging the reduction, reuse and recycling of unwanted materials.

24.2.3 Implementation Methods

1. Provision of the Ocean Ridge Comprehensive Living Zone and rules and an accompanying outline development plan to control the use, development and protection of land in the zone. The land use rules relate to the following:
 - a. The location and number of residential units in specified areas.
 - b. The location, height, and building coverage of residential units on individual allotments.
 - c. Noise and lighting.
 - d. The establishment of non-residential activities in a defined area and some of which are to be of a limited size within those areas.
 - e. Buildings or earthworks in the Native Restoration Planting Areas, the Residential Native Plantings Areas, Open Space/Grazing areas, Mixed Native Visual Integration Planting and curtilage areas.
2. 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 subdivision performance standard 13.12.10.2 (b) and other associated standards.
3. Provision of covenants on the titles of the residential allotments on the main ridge in favour of the developer that require compliance with a building and landscape design manual.
4. Guidelines to promote and encourage the reduction, reuse and recycling of unwanted materials – refer to the Waste Management Guidelines - All Zones in Appendix G.

Explanation and Reasons

Provision has been made for a residential and low density residential development with associated community, recreational and limited commercial uses, all within defined areas, to create an integrated development known as the Ocean Ridge Comprehensive Living Zone. The buildings 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 Kaikoura Golf Course is also a feature for the development.

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 Kaikoura range forms the wider backdrop. The Ocean Ridge Comprehensive Living Zone forms part of the rural gateway to Kaikoura and parts of the zone, in particular the main ridge, are visible from the surrounding area. In sympathy with this environment, the buildings 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, outline development plans have been introduced, to restrict building to specified areas, and in some circumstances to individual curtilage and building areas. The zone contains controls on the use, servicing, number, and bulk and location of buildings. Some rules minimise upward light spill. Light spill has the ability to confuse the navigation of seabirds, especially the Huttons Shearwaters passing to and from their nesting and breeding grounds. In the case of the main ridge there are further controls on buildings that reflect the prominence of this location. There are further building 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.

The establishment of services, reserves, and native plantings and public walking tracks are also requirements on subdivision.

Residential and other development are to be avoided in the areas to be planted in native vegetation except for some small buildings for recreation purposes, such as pergolas, or buildings to store materials used for the maintenance of the vegetation.

24.3 Anticipated Environmental Results

The development of building areas in an environment that includes:

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

Ocean Ridge Comprehensive Living Zone Rules

24.4 Zone Description

The Ocean Ridge Comprehensive Living Zone is located between State Highway 1 and Green Lane/Ludstone Road on rolling limestone and mudstone country just west of Kaikoura 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.

24.5 Activities

Activities specified in the following table shall be assessed as permitted, controlled, restricted discretionary, unrestricted discretionary or non-complying as shown, in respect of this section of the Plan.

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:

- Controlled Community or Recreational Activities in the Mixed Use Areas shown on the Outline Development Plan 1 in Appendix P;
- Restricted Discretionary Visitor Accommodation in the Mixed Use Areas shown on the Outline Development Plan 1 in Appendix P;
- Non-compliance with Performance Standard 8 (a) [Low Density Residential Area Curtilage and Building Area Requirements] in Table 24.6.

Table 24.5

Status	Activity	Conditions
Permitted	<p>a. Residential Activities within the</p> <ul style="list-style-type: none"> — Residential Areas — Low Density Residential Areas — Mixed Use Areas <p>as shown on the Outline Development Plans in Appendix P; provided that:</p> <ul style="list-style-type: none"> i. no pigs or bees shall be kept on any site ii. no poultry or roosters shall be kept on any site <p>b. Farming in the Open Space/Grazing Area shown in the Outline Development Plan in Appendix P.</p> <p>c. Visitor Accommodation in the Mixed Use Area shown on the Outline Development Plan 1 in Appendix P.</p>	All activities permitted subject to compliance with performance standards in rule 24.6.

Status	Activity	Conditions
	<p>d. Commercial Activities in the Mixed Use Area as shown on the Outline Development Plan 1 in Appendix P, limited to:</p> <ul style="list-style-type: none"> - Restaurants, - Offices, - Personal Care and - Retail Sales. <p>e. Display Homes in the Residential Areas A, B, C, D, E, F, and G as shown on the Outline Development Plan 1 in Appendix P,</p> <p>f. Community and Recreational Activities in the Community and Recreational Use Area shown in the Outline Development Plan 1 in Appendix P.</p> <p>g. Outdoor Recreational Activities.</p> <p>h. Home Occupations excluding mechanical repairs, panel beating and spray painting.</p>	
Controlled	Buildings and carparks associated with Community and Recreational Activities located within the Community and Recreational Use Area shown on Outline Development Plan 1 in Appendix P.	<p>Council has reserved control over the following matters:</p> <ul style="list-style-type: none"> — Location of the buildings or residential units — Design, height and appearance of the buildings or residential units and associated landscaping and its relationship to car parking and the streetscape.
Restricted Discretionary	<p>a. Any permitted activity which does not comply with performance standards 8-21 in Table 24.6.</p> <p>b. Buildings and carparks associated with Visitor Accommodation shown in the Mixed Use Areas shown on Outline Development Plan 1 in Appendix P.</p> <p>c. Buildings and carparks associated with a Rest Home shown in the Mixed Use Areas and the Community and Recreational Use Area shown on Outline Development Plan 1 in Appendix P.</p> <p>d. Residential units on any allotment less than 500m² in size in Residential Area A east of the main entrance and within the Mixed Use Areas as shown on the Outline Development Plan 1 in Appendix P</p>	<p>For a. only: Council's discretion restricted to those standards not complied with, as indicated in Table 24.6.</p> <p>For b. and c. only: Council's discretion restricted to the external design and appearance of the building and associated landscaping and its relationship to car parking and the streetscape.</p> <p>For d. only: Council's discretion is restricted to the design, height and appearance of the residential units and associated landscaping and its relationship to car parking and streetscape.</p>
Unrestricted Discretionary	a. Any Visitor Accommodation located outside the Mixed Use	Council's discretion is not

Status	Activity	Conditions
	<p>Areas shown on Outline Development Plan 1 in Appendix P.</p> <p>b. Any recreational activity, other than outdoor recreational activities, located outside the Community and Recreational Use Area shown on the Outline Development Plan 1 in Appendix P.</p> <p>c. Any Community Activity located outside the Community and Recreational Use Area shown on the Outline Development Plan 1 in Appendix P.</p>	restricted.
Non-complying	<p>a. Any Residential Activity located within the</p> <ul style="list-style-type: none"> — Community and Recreational Use Area — Native Planting Restoration Areas — Open Space/Grazing Areas <p>as shown on the Outline Development Plan 1 in Appendix P.</p> <p>b. Any commercial activities, which is not listed as controlled or restricted discretionary located outside the Mixed Use Areas shown on the Outline Development Plan in Appendix P.</p> <p>c. Any Permitted Activity that does not comply with one or more of the performance standards 1-7 in Table 24.6.</p> <p>d. Any other activity, which is not listed as a Permitted, Controlled, Restricted Discretionary Activity, Unrestricted Discretionary or a Non-Complying Activity.</p> <p>e. Any removal of the Mixed Native Visual Integration Planting shown on the Outline Development Plan in Appendix P.</p>	

24.6 Performance Standards

Table 24.6

24.6	Standard
1. Residential Area Size	<p>The maximum number of residential units within the Ocean Ridge Comprehensive Living Zone shall not exceed 336. The maximum number of residential units within each of the Residential, Low Density Residential, and Mixed Use Areas shown on the Outline Development Plans in Appendix P, shall not exceed the following:</p> <p>a. Residential Area A = 74</p> <p>b. Residential Area B = 56</p>

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	<p>c. Residential Area C = 35</p> <p>d. Low Density Residential Area D = 14</p> <p>e. Low Density Residential Area D (i) = 40</p> <p>f. Residential Area E = 47</p> <p>g. Residential Area F = 37</p> <p>h. Residential Area G = 13</p> <p>j. Mixed Use Areas combined total = 20</p>
2. Residential Density	<p>a. No residential unit in the Residential Areas A, B, C, D, E, F, and G shown on the Outline Development Plan 1 in Appendix P shall be located on a site having a net area less than 500m² except that the net site area may reduce down to 300m² for up to:</p> <ul style="list-style-type: none"> — 20 residential units in Residential Area B <p>b. No residential unit in the Mixed Use Areas shown on the Outline Development Plan 1 in Appendix P shall be located on a site having a net area less than 300m²</p>
3. Mixed Use Area -Gross Floor Areas Non Residential	<p>The gross floor area for buildings containing the following activities in the Mixed Use Area shown on the Outline Development Plan 1 in Appendix P shall not exceed:</p> <ul style="list-style-type: none"> a. 100m² for Offices b. 300m² for Restaurant c. 100m² for Retail Sales d. No limit on Visitor Accommodation e. 300m² for Personal Care facilities
4. Access	<p>a. All roads shall be located in accordance with those locations shown on the Outline Development Plans in Appendix P.</p>
5. Native Planting Restoration Areas, Open Space/ Grazing Area– Buildings, Structures and Earthworks	<p>a. No building(s) and structures shall be established or earthworks shall occur in the Native Planting Restoration Areas, Open Space/Grazing Area-shown on the Outline Development Plan 1 in Appendix P except in the following circumstances:</p> <ul style="list-style-type: none"> — utility buildings and structures (refer to the utility rules in Section 10 of the Plan) — in the Native Planting Restoration Area, buildings not exceeding 10m² used for outdoor recreational activities, or used to store goods used for the maintenance of the indigenous vegetation — in the Open Space/Grazing Area, buildings limited to implement or storage sheds used for the maintenance of the open space/grazing area or the horticulture area — construction and maintenance of up to 1.5m wide walking and cycling tracks — fencing for any purpose related to the management and protection of the indigenous vegetation planted or for the open space/grazing and horticultural purposes. — construction and maintenance of the access roads shown on the Outline Development Plans in Appendix P. <p>b. No grazing stock shall be located in the Native Planting Restoration Areas shown on the Outline Development Plan 1 in Appendix P.</p>
6. Open Space/Grazing Areas - Tree or Shrubs	<p>No exotic trees or shrubs shall be planted in the Open Space/Grazing Area identified on Outline Development Plan 1 in Appendix P.</p>
7. Residential Native Planting Areas	<p>a. No buildings shall be located within the Residential Native Planting Areas shown on the Outline Development Plan 2 in Appendix P.</p> <p>b. No earthworks shall be permitted within the Residential Native Planting Areas shown on the Outline Development Plan 2 in Appendix P, other than earthworks associated with one vehicular access and one walking access from the road to the curtilage and building area, 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>c. No grazing stock shall be located within the Residential Native Planting Areas</p>

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	shown on the Outline Development Plan 2 in Appendix P.
8. Servicing - Sewage	Before occupation of any buildings associated with any permitted, controlled, restricted discretionary, discretionary or non-complying activity specified in Table 24.5, a connection to the Council reticulated sewage system shall be established.
9. Low Density Residential Areas Curtilage and Building Area and Requirements	<p>a. Except as provided for in a.i and a.ii below, residential units and accessory buildings are permitted within the curtilage and building areas shown on Outline Development 2 of the Low Density Residential Areas D and D (i) provided that:</p> <ul style="list-style-type: none"> — the building coverage shall not exceed 400m², and — masts are not permitted. <ul style="list-style-type: none"> i. In respect of allotments LDR 26, LDR 30 and LDR 31, the maximum building coverage for all buildings, other than garages, shall be 300m². ii. In respect of allotments LDR 26, LDR 30 and LDR 31, the maximum building coverage for any garage will be 40m². <p>When calculating the building coverage 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 clause a(ii). For the avoidance of doubt, the intention is that the owner(s) from time to time of these specified allotments may have a buildings of 300m² and a garage of 40m².</p> <p>b. For all residential units and garages within the Lot Density Residential Area D(i) as shown on Outline Development Plan 2:</p> <ul style="list-style-type: none"> i. Roof materials will not exceed a reflectance level of 18%; and ii. Exterior walls, including trim, will not exceed a reflectance level of 37%. <p>c. No buildings are permitted outside the curtilage and building areas shown on Outline Development Plan 2 except that in the Low Residential Area D glasshouses, tunnel houses or sheds are permitted provided that the combined gross floor area does not exceed 20m².</p> <p>d. There shall be only one vehicular and one walking access into each of the curtilage 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>e. No earthworks shall occur within the curtilage and building area other than earthworks associated with up to a 3.6m wide vehicular access, up to a 1.5m wide walking access, and earthworks associated with the establishment of those residential units and accessory buildings permitted in a. and b. above.</p> <p>f. Within the curtilage and building areas of the Low Density Residential Areas D i. shown on Outline Development Plan 2 in Appendix P, all batter slopes with a gradient steeper than 1:6, associated with any earthworks required for the establishment of those residential units 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 subdivision standard 13.12.10.2.b.</p> <p>g. Within those parts of Area D(i) indicated on outline development plan 2, 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>
10. Heavy Vehicle Storage	No heavy vehicles shall be stored or parked overnight on any site except for buses within the Mixed Use Areas shown on the Outline Development Plan 1 in Appendix P.
11. Lighting	<p>Exterior lights shall be directed away from adjacent sites roads and rail shall not result in lux spill which exceed 2 lux maximum (horizontal and vertical) onto adjoining sites measured at any point more than 2m inside the boundary of the adjoining sites. In addition exterior lighting shall be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source/bulb. No person shall illuminate or display the following outdoor lighting from 1st August to 30th April:</p> <ul style="list-style-type: none"> - Searchlight (unless required in an emergency) - Illumination of any public recreation facility - Outside illumination for aesthetic purpose of any building by floodlight

24.6	Standard
12. Noise	<p>All activities shall be conducted so that the following noise limits are not exceeded at any point within the Ocean Ridge Comprehensive Living Zone, during any measurement sample within the timeframes stated:</p> <p>0700 – 2200 Monday to Saturday 55 dBA Leq (15 minutes)</p> <p>At all other times 40 dBA Leq (15 minutes)</p> <p>On any day between 2200 – 0700 the following day 70 dBA Lmax</p> <p>Except where provided elsewhere in these conditions, noise limits shall be measured in accordance with NZS 6801:1999 Acoustics - Measurement of Environmental sound, and shall be assessed in accordance with NZS 6802:1999 Acoustics-Assessment of environmental noise.</p> <p>Except that this rule does not apply to:</p> <ul style="list-style-type: none"> — take off or landing of aircraft for emergency landing, rescue, fire fighting or civil defence; — any activity on a formed road; — any activity on a designated railway; — any overflying aircraft
13. Construction Noise	<p>Any construction activities within the zone shall comply with the requirements of New Zealand Standard 6803:1999 'Acoustics – Construction Noise'.</p>
14. Residential Building Coverage: Residential Areas and Mixed Use Areas	<p>Residential Areas A, B, C, E, F, G, and for residential use of the Mixed Use Areas shown on Outline Development Plan 1 in Appendix P</p> <p>Sites less than 500m² – 175m² maximum;</p> <p>Site greater than 500m² – 35% maximum</p>
15. Building Height: Residential and Low Density Residential Areas and Mixed Use Areas	<p>a. The maximum height of any buildings 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>b. The maximum height of buildings located in the Mixed Use Areas for activities listed in table 24.6.3 a-e shall be 8m. For activities not listed in table 24.6.3 a-e 5m maximum height.</p> <p>c. No building located in the Low Density Residential Area D (i) shall exceed a maximum height of 7m except that:</p> <ul style="list-style-type: none"> i. In respect of buildings on Allotments LDR 26, LDR 30 and LDR 31 on Outline Development Plan 3, the maximum building height of any building, measured from slab to roof peak, shall be 5.0 metres, subject to ii. ii. The maximum height of any garage, measured from slab to roof peak, shall be 3.0 metres. <p>d. No building located in the Low Density Residential Area D (i) shall protrude through a plane that connects the contours on the Floating Building Height Contour Diagram, which is required under subdivision rule 10.1 (f), except that:</p> <ul style="list-style-type: none"> — All single storey buildings with a maximum height of 5m may protrude through the plane by up to 1m, or — Within curtilage and building areas LDR 28 to 31 shown on Outline Development Plan 2, all buildings may protrude through the plane by up to 2m provided that each building is single storey with a maximum height of 5m and the plantings in the Residential Native Planting Areas within each of these residential allotments is no less than 2m in height prior to the erection of any building.
16. Outdoor Living Space	<p>Outdoor Living Space shall be provided as follows:</p> <p>a. 70m² minimum area with minimum dimension of 5m for each residential unit in the Residential Areas A, B, C, E, F, G, and Mixed Use Areas shown on the Outline Development Plan 1 in Appendix P, except that outdoor living space may reduce to 40m² minimum area with minimum dimension of 3m for those sites having a net area less than 500m² (Refer to Standard 2 – Residential Density).</p> <p>b. 10m² minimum area with minimum dimension of 2m for each visitor accommodation unit in the Mixed Use Areas shown on the Outline Development Plan in Appendix P.</p>
17. Recession	<p>No part of any building shall protrude into a recession plane constructed from</p>

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Planes	points measured 2.5m above internal boundaries, as shown in Appendix H except that when a site has a net area less than 500m ² then the recession plane may be to a maximum of 55 degrees irrespective of the north point on the site. In the case of a partywall, no recession plane will apply.
18. Internal Boundary Separation	No buildings shall be located closer than 2m to any internal boundary unless the exceptions under rule 24.7.1 apply or the residential units are located in the curtilage and building areas in Low Density Residential Areas shown on the Outline Development Plan 2 in Appendix P.
19. Road Boundary Separation	No buildings shall be located closer than 4.5m to any road boundary except that residential units and garages may be located no closer than 2m to any road boundary where: <ul style="list-style-type: none"> a. the floor level of any residential unit 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. b. 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.
20. High Voltage Electricity Transmission Lines	Any activity, including the establishment of buildings, structures or plantings, or any earthworks, 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.
21. Waste Management	All activities, other than residential activities, shall comply with the Waste Management Protocol in Appendix G.

24.7 Exceptions to Performance Standards

24.7.1 Internal Boundary Separation Distances

- a. Accessory buildings, which are not used for human habitation, may be located closer to an internal boundary subject to the following conditions:
 - i. all stormwater shall be contained within the site or reticulated to an approved system and;
 - ii. the total length of walls of accessory buildings facing, and located within 2m of, each internal boundary shall:
 - not exceed 9.0m in length, and
 - not contain any windows
- b. Eaves, porches, chimneys, bay windows, stairways, steps, landings, and balconies may intrude into the internal boundary separation distance subject to the following limits:
 - eaves may intrude into the separation distance by no more than 0.6m;
 - 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;
 - bay windows may intrude into the separation distance by no more than 0.6m parallel to the boundary;
 - 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;

- 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; and
- c. Where an internal boundary of a site immediately adjoins an access or part of an access, which is owned or partly owned with that site, or has a registered right-of-way over it in favour of that site, the minimum building separation distance from that internal boundary shall be 1m.

24.7.2 Roads Boundary Separation Distances

The road boundary separation distances shall not apply to the following:

- a. Residential units located on the curtilage and building areas in Low Density Residential Areas shown on the Outline Development Plan 2 in Appendix P.
- b. For other buildings, provided that:
- eaves may intrude into the separation distance by no more than 0.6m;
 - 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;
 - bay windows may intrude into the separation distance by no more than 0.6m parallel to the boundary;
 - 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;
 - 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.

24.8 District-Wide Rules

In addition to zone rules, the following district-wide Rules may also apply to activities undertaken in the Ocean Ridge Comprehensive Living Zone:

Development and Tourism	refer to Section 7
Natural Hazards	refer to Section 8
Hazardous Substances	refer to Section 9
Utilities	refer to Section 10
Landscape and Amenity	refer to Section 11
Transport	refer to Section 12
Subdivision	refer to Section 13
Financial Contributions	refer to Section 14
Heritage	refer to Section 15
Relocated Buildings, Temporary Buildings and Temporary Activities	refer to Section 17

