

Plan Change amendments

Amend the DEV2 – Ocean Ridge Development Area Chapter as set out below.

DEV2 - Ocean Ridge Development Area

The Ocean Ridge Development Area is a ~~comprehensive living environment~~ master-planned neighbourhood 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 a mixture of residential housing densities, a small mixed-use centre and community facilities in a wider native bush setting. The environmental result will be a well-serviced, resilient and attractive neighbourhood with some other activities provided for in defined areas ~~to~~ of a nature and scale that integrates with, and supports, the Kaikōura 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	has the same meaning as defined in Section 2 of the Resource Management Act 1991, which at the notification date of this Plan, means: "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."
Building (NPS)	Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed; and b. fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.
Building Coverage (NPS)	Means the percentage of the net site area covered by the building footprint.
Commercial activity (NPS)	<u>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</u>
Community Activity	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.

Key defined terms for this chapter	
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<u>Community facility (NPS)</u>	<u>means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</u>
Curtilage and building area(s)	<u>Means areas identified in Appendix 2: Outline Development Plan 2 – Ocean Ridge Comprehensive Living Zone</u>
Earthworks (NPS)	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.
<u>Educational facility (NPS)</u>	<u>means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.</u>
Gross Floor Area (GFA) (NPS)	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: a. where there are exterior walls, from the exterior faces of those exterior walls; b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; 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.
<u>Heavy industrial activity</u>	<u>Means an Industrial Activity that generates: offensive and objectionable noise, dust or odour; significant volumes of heavy vehicle movements; or elevated risks to people's health and safety.</u> <u>Heavy Industrial Activities include quarries, abattoirs, refineries, the storage, transfer, treatment, or disposal of waste materials or significant volumes of hazardous substances, other waste management processes or composting of organic materials.</u>
Height (NPS)	Means the vertical distance between a specified reference point and the highest part of any feature, structure, or building above that point.
Height in relation to boundary (NPS)	Means the height of a structure, building or feature, relative to its distance from either the boundary of:

Key defined terms for this chapter	
Term	Definition
	a. a site; or b. another specified reference point.
Home business (NPS)	Means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
<u>Industrial activity (NPS)</u>	<u>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</u>
<u>Multi-unit housing</u>	<u>means any development that:</u> a. <u>will result in two or more residential units on a site; or</u> b. <u>involves the construction of two or more residential units which are designed and planned in an integrated manner and are to be authorised by a combined subdivision and land use consent application.</u> <u>Multi-unit housing excludes retirement villages.</u>
Net site area (NPS)	<u>Means the total area of the site, but excludes:</u> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
Office	means any of the following: a. Administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; 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;

Key defined terms for this chapter	
Term	Definition
	c. Professional offices such as the offices of accountants, solicitors, architects, surveyors and engineers. Also refer to the definition commercial activity.
<u>Off-street shared parking areas</u>	<u>Means use of land or buildings located outside of any road reserve primarily to provide temporary parking of vehicles, bicycles and/or micromobility devices and designed, constructed and operated in a manner to service two or more land use activities operating in the vicinity, whether subject to a tariff or not.</u>
Outdoor Living Space (NPS)	Means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
Outdoor Recreational Activity	means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.
Outline Development Plan	means the Plan(s) defining the areas in the Ocean Ridge Development Areas within which specific activities may take place in accordance with the rules for the Zone and attached as Outline Development Plan 1 at Appendix 1 and Outline Development Plan 2 at Appendix 2.
Personal Care	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: a. Physical fitness such as gymnasiums; b. Hairdressers, Beauty and Day Spa Clinics; and c. Doctors or Dentists Offices. But excludes Brothel (as defined in the Prostitution Reform Act 2003) Creche, Child Day Care Facilities and Health Care Facility (Medical).
Recreational activity	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. 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.
Residential activity (NPS)	Means the use of land and building(s) for people's living accommodation.

Key defined terms for this chapter	
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Residential unit (NPS)	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.
Restaurant	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.
Retail Sales / Retail / Retailing	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.
<u>Retirement unit</u>	<u>means any unit within a <i>retirement village</i> that is used or designed to be used for a <i>residential activity</i> (whether or not it includes cooking, bathing, and toilet facilities).</u>
<u>Retirement village (NPS)</u>	<u>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</u>
Site (NPS)	Means: a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or 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 c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or 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.
<u>Trade Supplier</u>	<u>has the meaning set out in the LIZ – Light Industrial Zone chapter, except that ‘hire services’ shall be excluded for the purposes of the DEV2 – Ocean Ridge Development Area chapter.</u>

Key defined terms for this chapter	
Term	Definition
Visitor Accommodation (NPS)	Means the land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.
<u>Yard-based Activity</u>	<u>has the meaning set out in the LIZ – Light Industrial Zone chapter.</u>

Definitions Nesting Tables

Commercial Activities		
<u>Commercial Activities</u>	<u>Retail</u>	<u>Yard-based activity</u>
		<u>Trade supplier</u>
		<u>Food and beverage outlet</u>
		<u>Activities offering the hiring of goods, merchandise or equipment</u>
	<u>Office</u>	
	<u>Home Business</u>	
	<u>Personal Care</u>	<u>Hairdressers / Barbers / Salons</u>
		<u>Beauty and Day Spa clinics</u>
	<u>Specialist clothing services</u>	<u>Drycleaners</u>
		<u>Laundromats</u>
		<u>Tailors</u>
		<u>Alterations specialists</u>

Community Facilities		
<u>Community Facilities</u>	<u>Health Care Facility (Medical) or welfare activities</u>	<u>Hospitals</u>
		<u>Doctors' offices / surgeries</u>
		<u>Dentists' offices</u>
		<u>Medical centres</u>
		<u>Physiotherapists</u>
		<u>Mental health practitioners</u>
		<u>Chiropractors</u>
		<u>Veterinarians</u>
	<u>Recreational Activities or sporting activities</u>	<u>Sports clubs</u>
		<u>Art, craft or hobby club</u>
		<u>Gymnasium, indoor climbing facility, indoor play centre or other indoor recreational or sporting activity whether free or subject to a tariff or membership fee</u>

		<u>Outdoor recreational or sporting activities whether free or subject to a tariff or membership fee</u>
	<u>Arts, cultural and entertainment activities</u>	<u>Cinema</u>
		<u>Theatre, performance hall</u>
		<u>Gallery, museum</u>
	<u>Worship activities</u>	
	<u>Community centre</u>	

Zone description

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.

Cross-references

In addition to the zone chapters, several district-wide and overlay chapters also contain provisions that may be relevant to the Ocean Ridge Development Area including:

ECO - Ecosystems and Indigenous Biodiversity

NFL - Natural Features and Landscapes

CE - Coastal Environment

TRAN - Transport

HH - Historic Heritage

EW - Earthworks

LIGHT - Light

NOISE - Noise

SUB - Subdivision

Issues

DEV2-I1

Housing choice and affordability

Kaikōura faces a limited range of housing options, mainly due to the size of existing urban residential lots. As at the end of 2024, 94% of these lots exceed 500m², creating a landscape dominated by bigger properties. In contrast, 5% of lots are smaller than 500m², and 1% are less than 250m². The District accordingly lacks sufficient housing choice to support changing housing needs, especially for younger and older individuals seeking compact living spaces.

DEV2-I24	Landscape and amenity values
Inappropriate development can diminish the conservation, landscape and the amenity values of this area.	
DEV2-I3	Commercial Activities and Community Facilities
Increasing resident and visitor population numbers at Ocean Ridge will raise demand for local commercial activities and community facilities. Moreover, the Council forecasts increased growth in tourism and other commercial sectors over the period to 2032. Commercial and community development at Ocean Ridge will support the day-to-day needs of the local resident community; however, if such development is not appropriately scaled and managed, it could adversely affect the vibrancy and vitality of Kaikōura's existing commercial centres and other employment areas and/or affect the safe, efficient function of State Highway 1.	
DEV2-I4	Stewardship
Previous and future restoration planting efforts at Ocean Ridge enhance terrestrial, riparian and wetland ecological values; however, for those benefits to be enduring, sustainable stewardship and maintenance arrangements are required.	
DEV2-I5	Wetlands and riparian areas
Natural inland wetlands and ephemeral/intermittent streams are present in Ocean Ridge. Earthworks, construction activities and changes in hydrological conditions arising from other use and development can adversely affect the function and values of these areas if not well managed.	

Objectives

DEV2-O1	Development is compatible with conservation, landscape, and amenity values outcome for the Ocean Ridge Development Area
The Ocean Ridge Development Area is an attractive, comprehensively planned suburban neighbourhood characterised by: 1. <u>residential areas comprising a mixture of housing types, sizes and tenure arrangements;</u> 2. <u>built form that is appropriately scaled and located in the site context;</u> 3. <u>a vibrant mixed-use area that supports local needs for commercial, community and other non-residential activities;</u> 4. <u>good connectivity for active transport modes and private vehicles alike;</u> 5. <u>a network of reserves that support a variety of active and passive recreational values; and</u> 6. <u>generous areas of native vegetation that positively contribute to landscape and visual amenity, recreational values and to the maintenance and enhancement of terrestrial and freshwater ecological values.</u> o 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 Kaikōura District	

Policies

DEV2-P1	<u>Residential Activities</u>
1. <u>Enable up to 486 residential units in the Ocean Ridge Development Area comprising a mixture of housing types, including:</u> a. <u>townhouses, apartments and other medium-density typologies;</u> b. <u>standalone dwellings on conventional suburban lots;</u> c. <u>large lot and lifestyle properties.</u> 2. <u>Only allow more than 486 residential units in the Ocean Ridge Development Area where it can be demonstrated that:</u> a. <u>the safe, efficient function of the transport network will not be compromised;</u> b. <u>the increased yield can be effectively serviced by development infrastructure; and</u> c. <u>the increased yield is consistent with the amenity values anticipated for the Zone.</u>	
DEV2-P2	<u>Multi-unit housing</u>
<u>Provide for multi-unit housing developments in the Farm, Greenlane and Hub Areas where it can be demonstrated that the development:</u> 1. <u>is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone;</u> 2. <u>comprises built form and landscaping that contributes positively to the streetscape;</u> 3. <u>includes outdoor space that is sufficient to cater for the needs of residents, also taking into account the proximity to publicly accessible open space;</u> 4. <u>provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development.</u>	
DEV2-P3	<u>Retirement villages</u>
<u>Provide for retirement villages in the Farm and Greenlane Areas where it can be demonstrated that the development:</u> 1. <u>is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone;</u> 2. <u>comprises a variety of built form and landscaping that contributes positively to streetscape;</u> 3. <u>includes outdoor space that is sufficient to cater for the needs of the residents of the village;</u> 4. <u>provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development.</u>	
DEV2-P4	<u>Large Lot and Country Living Areas</u>
<u>Provide for lower density living opportunities in Residential Areas C and D, and in the Farm and Country Living Areas where:</u> 1. <u>the density, location, height and coverage of buildings on individual allotments are sympathetic to their landscape context and to neighbouring properties;</u> 2. <u>in elevated, more visually prominent parts of the Ocean Ridge Development Area, visual impacts of development are also mitigated by appropriate landscaping and controls on building materials; and</u>	

3. <u>mitigation planting and restoration planting established on individual lots are maintained over time.</u>	
DEV2-P5	<u>Enabling activities in the Hub Area</u>
<u>Enable a wide range of compatible activities in the Hub Area where they are of an appropriate nature, scale and intensity, including:</u>	
1. <u>commercial activities;</u>	
2. <u>community facilities;</u>	
3. <u>educational facilities;</u>	
4. <u>visitor accommodation;</u>	
5. <u>off-street shared parking areas; and</u>	
6. <u>residential activities.</u>	
DEV2-P6	<u>Limits on non-residential activities in the Hub Area</u>
<u>Limit the scale and amount of commercial activities, community facilities, educational facilities and visitor accommodation in the Hub Area to ensure they will:</u>	
1. <u>not result in significant adverse impacts on the vitality, role and function of the Commercial Zone or Mixed Use Precinct;</u>	
2. <u>not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network; and</u>	
3. <u>be compatible with adjoining land uses.</u>	
DEV2-P7	<u>Industrial activities</u>
<u>Avoid heavy industrial activities throughout the Ocean Ridge Development Area and only allow other industrial activities in the Hub Area where it can be demonstrated that they will:</u>	
1. <u>not result in significant adverse impacts on the vitality, role and function of the Industrial Zone or Mixed Use Precinct;</u>	
2. <u>not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network; and</u>	
3. <u>be compatible with adjoining land uses.</u>	
DEV2-P86	<u>Manage effects of hHome businesses</u>
<u>To eEnable the establishment and operation of home businesses in residential units provided it does not compromise the while ensuring their scale and intensity is consistent with the amenity values of neighbours the zone.</u>	
DEV2-P93	<u>Recognise nNative restoration planting</u>
<u>To rRecognise and provide for the positive contribution that the establishment of native restoration plantings and open space would makes to the Ocean Ridge dDevelopment Area and the surrounding environment.</u>	
DEV2-P105	<u>Protection and maintenance of Nnative restoration planting is maintained</u>
<u>To ensure defined Require areas of native restoration plantings and open space areas established for mitigation and environmental enhancement are to be protected and maintained over time and these areas</u>	

are subsequently kept free of residential and other development, including by keeping dedicated restoration areas generally free of buildings, structures and unplanted areas, except for pathways, bridges and small structures provided for maintenance of restoration areas or to maintain or enhance recreational, cultural or other amenity values which would otherwise compromise natural, landscape and amenity values.	
DEV2-P117	Enable supporting service activities <u>Public open space</u>
To enable Provide for the establishment, operation and maintenance of parks, reserves and other areas dedicated to active and passive recreation, and related community facilities of community and recreation activities, visitor accommodation, and small-scale restaurant, office and retail sales, including the provision of convenience goods, in defined areas, and in order to provide services that are of a nature and scale, that supports local needs, appropriate to the comprehensive living environment	
DEV2-P12	Development occurs according to the <u>Outline Development Plan</u>
Require subdivision, use and development of the Ocean Ridge Development Area to be in general accordance with the development requirements of the Outline Development Plan at DEV2 Appendix 1 or to otherwise achieve similar or better outcomes. 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.	
DEV2-P2	Control buildings to limit effects
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.	
DEV2-P4	Require additional building controls and planting requirements
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.	
DEV2-P7	Enable supporting service activities
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.	
DEV2-P138	Ensure <u>Management of earthworks are appropriately managed</u>
To e Ensure earthworks associated with the development of the area, and the associated rehabilitation of disturbed ground, are carried out in manner that: 1. avoids, remedies or mitigates adverse visual effects; and 2. effectively manages risk from land instability, including historical landslide areas.	
DEV2-P914	Ensure provision of <u>Management of services</u>
To e Ensure: water supply, wastewater, stormwater, electricity and telecommunications facilities necessary to service development in the Ocean Ridge Development Area 1. the supply of potable water; and, 2. the satisfactory disposal of sewage and stormwater; and 3. the connection of electricity and telecommunications;	

are established, operated, maintained and upgraded in a manner that ~~sustains~~ avoids, remedies or mitigates adverse effects on the landscape and amenity values of the area.

DEV2-P150 Provide for integrated road network

~~To p~~ 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.

DEV2-P11 Promote Zero Waste policy

~~To promote Council's "Zero Waste" policy by promoting and encouraging the reduction, reuse and recycling of unwanted materials.~~

Rules

1. 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:
 - ~~a. Controlled Community or Recreational Activities in the Mixed Use Areas shown on the Outline Development Plan 1 in Appendix 1;~~
 - ~~ab. Restricted Discretionary Visitor Accommodation in the Mixed Use Hub Areas shown on the Outline Development Plan 1 in DEV2-Appendix 1;~~
 - ~~be. Non-compliance with any of the following Performance Standards:~~
 - ~~i. DEV2-S5;~~
 - ~~ii. DEV2-S7;~~
 - ~~iii. DEV2-S89; and~~
 - ~~iv. DEV2-S12.~~
2. Resource consents in relation to the following matters shall not be publicly notified, and limited notification shall be determined on a case-by-case basis pursuant to s95B and 95E of the RMA:
 - ~~a. Non-compliance with any of the following Standards:~~
 - ~~i. DEV2-S10;~~
 - ~~ii. DEV2-S13;~~
 - ~~iii. DEV2-S14;~~
 - ~~iv. DEV2-S15;~~
 - ~~v. DEV2-S16; and~~
 - ~~vi. DEV2-S18.~~

In the land use and buildings and structures tables below, the term "All Areas" refers to all "Foundation Areas" and all "Sub Areas" as shown on Outline Development Plan 1 in DEV2 Appendix 1.

Rules: Land use activities in the Ocean Ridge Development Area	
DEV2-R1	<u>Residential activities excluding retirement villages within the Residential, Low Density Residential, and Mixed Use Areas shown on the Outline Development Plan 1 in Appendix 1</u>
<u>All Areas</u>	1. Activity status: Permitted <u>Where:</u> a. No pigs, bees, poultry, or roosters are kept on any <i>site</i>; <u>and</u> b. <u>The residential activity is located within a residential unit</u> Compliance is achieved with DEV2-S1 to DEV2-S18.
	2. Activity status: Restricted discretionary <u>Where:</u> a. Compliance is not achieved with DEV2-S8 to DEV2-S18. <u>Matters of discretion:</u> 1. The matters of discretion of any standard that is not complied with.
<u>All Areas</u>	23. Activity status: Discretionary <u>Where:</u> a. Compliance is not achieved with any of the requirements of DEV2-R1.1 is not achieved <u>S1 to DEV2-S7.</u>
DEV2-R2	<u>Farming Activities in the Open Space/Grazing Area shown on the Outline Development Plan 1 in Appendix 1</u>
<u>All Areas</u>	1. Activity status: Permitted <u>Where:</u> a. Compliance is achieved with DEV2-S4.2.1 to DEV2-S18; and b. <u>The activity is located within the Country Living Area as shown on Outline Development Plan 1 in DEV2 Appendix 1; or</u> c. <u>The activity is located within that part of the Farm Area shown on Outline Development Plan 2 in DEV2 Appendix 1 as being subject to a minimum lot size of 3,000m².</u>
	2. Activity status: Restricted discretionary <u>Where:</u> a. Compliance is not achieved with DEV2-S8 to DEV2-S18. <u>Matters of discretion:</u> 1. The matters of discretion of any standard that is not complied with.

	<u>All Areas</u>	<u>23.</u> Activity status: Discretionary Where: a. Compliance is not achieved with <u>any of the requirements of DEV2-R2.1 is not achieved</u> S4 to DEV2-S7.
DEV2-R3		<i>Visitor accommodation</i>
	<u>All Areas</u>	1. Activity status: Permitted Where: a. Compliance <u>with DEV2-S3</u> is achieved with DEV2-S1 to DEV2-S18; and b. The visitor accommodation activities do not require new buildings or car parks c. The activity is located within the Mixed Use <u>Hub</u> Area shown on the Outline Development Plan 1 in <u>DEV2</u> Appendix 1. d. The length of any one stay by one party is limited to 3 months (cumulative) per year.
	<u>All Areas</u>	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with DEV2-<u>R3.1.a is not achieved.</u> S8 to DEV2-S18; or b. The visitor accommodation activities require new buildings or car parks. c. Compliance is not achieved with DEV2-R2(1)(d). Matters of discretion: 1. For DEV2-R3(2)(a): The matters of discretion <u>under DEV2-S3.3</u> of any standard that is not complied with. 2. For DEV2-R3(2)(b): The external design and appearance of the building and associated landscaping and its relationship to car parking and the streetscape.
	<u>All Areas</u>	3. Activity status: Discretionary Where: a. <u>Compliance with DEV2-R3.1.b is not achieved</u> The activity is located outside the Mixed Use Area shown on the Outline Development Plan 1 in Appendix 1.
		4. Activity status: Discretionary Where:

		a. Compliance is not achieved with DEV2-S1 to DEV2-S7.
	DEV2-R4	<u>Commercial activities (limited to restaurants, offices, personal care, and retail sales) in the Mixed Use Area shown on the Outline Development Plan 1 in Appendix 1 excluding Home Businesses</u>
	<u>All Areas</u>	1. Activity status: Permitted Where: a. <u>Compliance with DEV2-S3 is achieved with DEV2-S1 to DEV2-S18; and</u> b. <u>The activity is located within the Hub Area shown on Outline Development Plan 1 in DEV2 Appendix 1; and</u> c. <u>The activity is not a Trade Supplier or a Yard-Based Activity.</u>
	<u>All Areas</u>	2. Activity status: Restricted discretionary Where: a. <u>Compliance is not achieved with any relevant individual tenancy limit specified under DEV2-S3.1 is not achieved but compliance with any relevant cumulative GFA limit specified is achieved; and</u> b. <u>Compliance with DEV2-R4.1.b and DEV2-R4.1.c is achieved 18 to DEV2-S18.</u> Matters of discretion: 1. The matters of discretion <u>under DEV2-S3.2 and DEV2-S3.3 of any standard that is not complied with.</u>
	<u>All Areas</u>	3. Activity status: Discretionary Where: a. <u>The commercial activity is not a permitted activity under DEV2-R4.1 or a restricted discretionary activity under DEV2-R4.2 Compliance is not achieved with DEV2-S1 to DEV2-S7.</u>
	DEV2-R5	<u>The use of a building as a Ddisplay homes in Residential Areas A to G shown on the Outline Development Plan 1 in Appendix 1</u>
	<u>All Areas</u>	1. Activity status: Permitted Where: a. <u>Compliance is achieved with DEV2-S1 to DEV2-S18.</u>
		2. Activity status: Restricted discretionary Where:

		a. Compliance is not achieved with DEV2-S8 to DEV2-S18. Matters of discretion: 1. The matters of discretion of any standard that is not complied with.
		3. Activity status: Discretionary Where: a. Compliance is not achieved with DEV2-S1 to DEV2-S7.
	DEV2-R6	<i>Community <u>facilities</u> and recreational activities <u>(excluding outdoor recreational activities)</u></i>
	<u>All Areas</u>	1. Activity status: Permitted <u>Where:</u> a. There are no associated <i>buildings</i> or carparks ba. Compliance is achieved with DEV2-S34 <u>is achieved</u> to DEV2-S18; and cb. The activity <u>ies</u> are <u>is</u> located within the <u>Hub</u> Community and Recreational Use Area shown on the Outline Development Plan 1 in <u>DEV2</u> Appendix 1.
		2. Activity status: Controlled Where: a. There are <i>buildings</i> or carparks associated with the <i>community and recreational activities</i>. Matters of control: 1. Location of the <i>buildings</i> or <i>residential units</i> 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.
	<u>All Areas</u>	3. Activity status: Restricted discretionary <u>Where:</u> a. Compliance is not achieved with DEV2-R6.1.a <u>is not achieved</u> S8 to DEV2-S18. <u>Matters of discretion:</u> 3. The matters of discretion under <u>DEV2-S3.2</u> and <u>DEV2-S3.3</u> of any standard that is not complied with.
	<u>All Areas</u>	4. Activity status: Discretionary

		Where: a. Compliance with DEV2-R6.1.b is not achieved The activity is located outside the Community and Recreational Use Area shown on the Outline Development Plan 1 in Appendix 1.
		5. Activity status: Discretionary Where: a. Compliance is not achieved with DEV2-S1 to DEV2-S7.
	DEV2-R7	<i>Outdoor recreational activities</i>
	<u>All Areas</u>	1. Activity status: Permitted Where: a. <u>The activity is located in any of the following areas:</u> i. <u>The Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1;</u> ii. <u>The area identified as 'Existing Local Purpose & Recreation Reserves' on Outline Development Plan 2 in DEV2 Appendix 1;</u> iii. <u>In any land vested in Council as recreation reserve; or</u> iv. <u>On any road vested in Council or any 'existing walking tracks' or 'indicative walking track' as shown on Outline Development Plan 1 in DEV2 Appendix 1, whether vested in Council or not.</u> Compliance is achieved with DEV2-S1 to DEV2-S18.
		2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with DEV2-S8 to DEV2-S18. Matters of discretion: 1. The matters of discretion of any standard that is not complied with.
	<u>All Areas</u>	3. Activity status: Discretionary Where: a. Compliance with any of the requirements of is not achieved with DEV2-R7.1 is not achieved S1 to DEV2-S7.
	DEV2-R8	<i>Home businesses (excluding mechanical repairs, panel beating, and spray painting)</i>
	<u>All Areas</u>	1. Activity status: Permitted

		<u>Where:</u> a. <u>The activity occurs in a residential unit or on a residential site containing a residential unit; Compliance is achieved with DEV2-S1 to DEV2-S18</u> b. The number of persons employed by the business but living off-site shall be limited to one person; c. <u>No more than one third of the total gross floor area of all buildings on the site shall be used as a home business;</u> d. <u>The home business does not include mechanical repairs, panel beating, spray painting, restoration or maintenance of motor vehicles or internal combustion engines, or any heavy industrial activity;</u> e. <u>Any outdoor storage of materials associated with the home business must be screened so that they are not visible from outside the site; and</u> f. <u>No retailing shall be conducted on the site, except:</u> i. <u>goods retailed online and not resulting in customer visits to the site; or</u> ii. <u>goods ancillary to and related to a service provided by the home business.</u>
		2. Activity status: Restricted discretionary <u>Where:</u> a. Compliance is not achieved with DEV2-S8 to DEV2-S18. b. Compliance is not achieved with DEV2-R8(1)(b). <u>Matters of discretion:</u> 2. The matters of discretion of any standard that is not complied with.
	<u>All Areas</u>	23. Activity status: Discretionary <u>Where:</u> a. <u>Compliance with any of the requirements of is not achieved with DEV2-R8.1, excluding DEV2-R8.1.d, is not achieved S4 to DEV2-S7.</u>
	<u>All Areas</u>	<u>3. Activity status: Non-complying</u> <u>Where:</u> a. <u>Compliance with DEV2-R8.1.d is not achieved.</u>

DEV2-R9	<u>Educational Facilities</u>
<u>All Areas</u>	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with DEV2-S3 is achieved; and</u> b. <u>The activity is located in the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1.</u>
<u>All Areas</u>	2. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>Compliance with DEV2-R9.1.a is not achieved.</u> <u>Matters of discretion:</u> 1. <u>The matter of discretion under DEV2-S3.3</u>
<u>All Areas</u>	3. <u>Activity status: Discretionary</u> <u>Where:</u> a. <u>Compliance with DEV2-R9.1.b is not achieved.</u>
DEV2-R10	<u>Planting of vegetation</u>
<u>All Areas</u>	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>The activity does not include the planting of exotic trees or shrubs in any ‘Indicative Native Planting Restoration Area’ or ‘Mixed Native Visual Integration Planting’ as shown on Outline Development Plan 5 in DEV2 Appendix 1.</u>
<u>All Areas</u>	2. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>Compliance with DEV2-R10.1 is not achieved.</u> <u>Matters of discretion:</u> 1. <u>The matters in policies DEV2-P9 and DEV2-P10;</u> 2. <u>Effects on ecosystem health and the overall efficacy of restoration planting efforts;</u> 3. <u>Whether the area to be planted in exotic species is no longer intended for restoration planting following the granting of subdivision consent.</u>
DEV2-R11	<u>Outdoor storage</u>
<u>All Areas</u>	1. <u>Activity status: Permitted</u> <u>Where:</u>

		a. <u>Compliance with DEV2-S9 is achieved.</u>
	<u>All Areas</u>	2. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>Compliance with DEV2-R10.1 is not achieved.</u> <u>Matters of discretion:</u> 1. <u>The matters of discretion under DEV2-S9.3 and DEV2-S9.4</u>
	<u>DEV2-R12</u>	<u>Off-street shared parking areas</u>
	<u>All Areas</u>	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with DEV2-S7.2 is achieved; and</u> b. <u>The activity is located in either of the following locations indicated on Outline Development Plan 4 in DEV2 Appendix 1 as 'Indicative shared Parking Area' notations:</u> i. <u>On the western side of Kersage Drive, south of Ludley Drive; or</u> ii. <u>In the area to the south of the eastern extent of Fidele Lane and north of State Highway 1.</u>
	<u>All Areas</u>	2. <u>Activity status: Discretionary</u> <u>Where:</u> a. <u>Compliance with any of the requirements of DEV2-R12.1 is not achieved; and</u>
	<u>DEV2-R13</u>	<u>Earthworks</u>
	<u>All Areas</u>	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with the following standards is achieved:</u> i. <u>DEV2-S4;</u> ii. <u>DEV2-S6;</u> iii. <u>DEV2-S8; and</u> iv. <u>DEV2-S16.</u> b. <u>For any earthworks to be undertaken in the 15m building height area in the Hub Area shown on Outline Development Plan 4 in DEV2-Appendix 1, either:</u> i. <u>the maximum depth of any cut shall not exceed 0.5m; or</u>

	ii. <u>where the maximum depth of any cut exceeds 0.5m, written certification by a suitably qualified geoprofessional shall be provided to the Council prior to works commencing that Development Requirement 3.22 in DEV2-Appendix 1 has been satisfied.</u> <u>Note:</u> <u>This rule applies in addition to any relevant earthworks rules in the Earthworks Chapter or other district-wide chapters in Part 2.</u> <u>Additional earthworks authorisations may be required from the Canterbury Regional Council.</u>
<u>All Areas</u>	2. <u>Activity status: Restricted discretionary</u> <u>Where:</u> a. <u>Compliance with any of the requirements of DEV2-R13.1 is not achieved.</u> <u>Matters of discretion:</u> 1. <u>The extent and effect of non-compliance with any of the standards listed under DEV2-R13.1.a as set out in the matter(s) of discretion for the relevant standard(s) contravened;</u> 2. <u>The matters in Policies DEV2-P12 and DEV2-P13.</u>
DEV2-R149	<u>Retirement Villages Buildings and car parks associated with a rest home in the Mixed Use Area, or the Community and Recreational Use Area shown on the Outline Development Plan 1 in Appendix 1</u>
<u>All Areas</u>	1. Activity status: Restricted discretionary. <u>Where:</u> a. <u>The activity is located in the Farm or Greenlane Areas as shown on Outline Development Plan 1 in DEV2 Appendix 1.</u> <u>Matters of discretion:</u> 1. <u>The matters in DEV2-P1 and DEV2-P3 external design and appearance of the building and associated landscaping and its relationship to car parking and the streetscape.</u>
<u>All Areas</u>	2. <u>Activity status: Discretionary</u> <u>Where:</u> a. <u>Compliance with DEV2-R14.1 is not achieved.</u>

DEV2-R10	Residential units in the Mixed Use Area shown on the Outline Development Plan 1 in Appendix 1
	1. Activity status: Restricted discretionary Where: a. Residential units are on an allotment less than 500m². Matters of discretion are restricted to: 1. The design, height and appearance of the residential units and associated landscaping and its relationship to car parking and streetscape.
DEV2-R151	<u>Residential Industrial activities excluding Home Businesses</u>
<u>All Areas</u>	1. Activity status: <u>Discretionary</u> Non-complying Where: a. The activity is located within the: <u>Hub Area</u> as i. Community and recreational use area i. Native planting restoration area ii. Open space/grazing areas shown on the Outline Development Plan 1 in <u>DEV2</u> Appendix 1; and b. <u>The activity is not a heavy industrial activity.</u>
<u>All Areas</u>	2. Activity status: <u>Non-complying</u> Where: a. <u>Any of the requirements of DEV2-R15.1 are not achieved.</u>
DEV2-R12	Commercial activities not otherwise listed as Controlled or Restricted Discretionary activities where they are located outside the Mixed Use Area shown on the Outline Development Plan 1 in Appendix 1
	1. Activity status: Non-complying.
DEV2-R163	Any other activities not otherwise listed as a Permitted, Controlled, Restricted Discretionary, or Discretionary activity
<u>All Areas</u>	1. Activity status: <u>Discretionary</u> Non-complying.
<u>DEV2-R14</u>	<u>Removal of the Mixed Native Visual Integration Planting shown on the Outline Development Plan 1 in Appendix 1</u>
	1. Activity status: Non-complying.

Rules: Buildings and structures in the Ocean Ridge Development Area

DEV2-R17	<u>Maintenance and repair of buildings and structures</u>
<u>All Areas</u>	1. Activity status: <u>Permitted</u>

<u>DEV2-R18</u>	<u>Demolition or removal of buildings or structures</u>
<u>All Areas</u>	1. <u>Activity status: Permitted</u>
<u>DEV2-R19</u>	<u>Construction of, addition to, or alteration of, buildings or structures (excluding fences or walls) where not more than one residential unit occupies the site</u>
<u>All Foundation Areas and Sub Areas on Outline Development Plan 1 in DEV2 Appendix 1, except the Hub Area</u>	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with the following standards is achieved:</u> i. <u>DEV2-S1;</u> ii. <u>DEV2-S2;</u> iii. <u>DEV2-S4;</u> iv. <u>DEV2-S6;</u> v. <u>DEV2-S8;</u> vi. <u>DEV2-S10;</u> vii. <u>DEV2-S11;</u> viii. <u>DEV2-S12;</u> ix. <u>DEV2-S13;</u> x. <u>DEV2-S14;</u> xi. <u>DEV2-S15;</u> xii. <u>DEV2-S16; and</u> xiii. <u>DEV2-S17.</u>
<u>The Hub Area on Outline Development Plan 1 in DEV2 Appendix 1</u>	2. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with the following standards is achieved:</u> i. <u>DEV2-S1;</u> ii. <u>DEV2-S2;</u> iii. <u>DEV2-S4;</u> iv. <u>DEV2-S5;</u> v. <u>DEV2-S7;</u> vi. <u>DEV2-S10;</u> vii. <u>DEV2-S11;</u> viii. <u>DEV2-S12;</u> ix. <u>DEV2-S13;</u> x. <u>DEV2-S14;</u> xi. <u>DEV2-S15; and</u> xii. <u>DEV2-S17.</u>

<u>All Areas, except the Hub Area</u>	3. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>The building or structure is not a permitted activity under DEV2-R19.1 or a discretionary activity under DEV2-R19.5.</u> <u>Matters of discretion:</u> 2. <u>The extent and effect of non-compliance with any of the standards listed under DEV2-R19.1.a as set out in the matter(s) of discretion for the relevant standard(s) contravened; and</u> 3. <u>The matters in Policies DEV2-P1, DEV2-P4 and DEV2-P10.</u>
<u>The Hub Area</u>	4. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>The building or structure is not a permitted activity under DEV2-R19.2 or a discretionary activity under DEV2-R19.5.</u> <u>Matters of discretion:</u> 1. <u>The extent and effect of non-compliance with any of the standards listed under DEV2-R19.1.a as set out in the matter(s) of discretion for the relevant standard(s) contravened; and</u> 2. <u>The matters in Policies DEV2-P1, DEV2-P5, DEV2-P6 and DEV2-P12.</u>
<u>All areas</u>	5. <u>Activity status: Discretionary</u> <u>Where:</u> a. <u>Compliance with any of the following is not achieved:</u> i. <u>DEV2-R19.1.a.i;</u> ii. <u>DEV2-R19.1.a.ii;</u> iii. <u>DEV2-R19.1.a.iv;</u> iv. <u>DEV2-R19.2.a.i; or</u> v. <u>DEV2-R19.2.a.ii</u>
<u>DEV2-R20</u>	<u>Construction of buildings or structures for multi-unit housing or retirement villages</u>
<u>All Areas</u>	1. <u>Activity status: Restricted Discretionary Activity</u> <u>Where:</u> a. <u>Compliance with the following standards is achieved:</u> i. <u>DEV2-S1;</u>

	ii. <u>DEV2-S6;</u> iii. <u>DEV2-S16; and</u> b. <u>The buildings or structures are:</u> iv. <u>for multi-unit housing in the Farm, Greenlane or Hub Areas as shown on Outline Development Plan 1 in DEV2 Appendix 1; or</u> v. <u>for retirement villages in the Farm or Greenlane Areas as shown on Outline Development Plan 1 in DEV2 Appendix 1.</u> <u>For the purposes of determining compliance with DEV2-20.1.a.i:</u> c. <u>any other residential allotment in the Ocean Ridge Development Area which has not had a residential unit constructed on it at the time any development subject to this rule is applied for shall be assessed as comprising a single residential unit; and</u> d. <u>any proposed retirement unit shall be treated as a residential unit.</u> <u>Matters of discretion:</u> 1. <u>Design and external appearance of buildings and the overall effect on streetscape;</u> 2. <u>The extent to which articulation, modulation, glazing and materiality of built form avoids visual dominance or long blank elevations;</u> 3. <u>Any positive effects on housing choice or affordability;</u> 4. <u>The extent to which any proposed building exceeds the limits expressed in DEV2-S11 through DEV2S-15, and effect of non-compliance with any of the following standards and the matter(s) of discretion under those for the relevant standard(s) contravened:</u> a. <u>DEV2-S6;</u> b. <u>DEV2-S11 through DEV2-S16;</u> c. <u>DEV2-S18;</u> 5. <u>The matters in Policies DEV-P1 through DEV-P3 and DEV-P5;</u> 6. <u>Whether the development is adequately serviced for water supply, wastewater disposal, stormwater management, telecommunications and electricity;</u> 7. <u>If the road connection between Ocean Ridge Drive and Green Lane required by SUB-S10.2 is not formed and operational for vehicle use at the time of application, whether the development would adversely affect the safe, efficient function of State Highway 1;</u>
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		<u>8. Additional matters for retirement villages:</u> a. <u>any functional or operational requirements of the retirement village, and any positive effects from non-residential activities provided to support residents in the village;</u> b. <u>the quality of the interface between the retirement village and surrounding streets, residential units or public reserves;</u> c. <u>the extent to which the development avoids monotonous built form outcomes through a variety of building types, sizes, orientations or other design factors;</u> d. <u>the extent to which the retirement village enables public access through the site, including along proposed roads or tracks.</u>
	<u>All Areas</u>	2. <u>Activity status: Discretionary</u> <u>Where:</u> a. <u>Compliance with any of the requirements of DEV2-R20.1 is not achieved.</u>
	<u>DEV2-R21</u>	<u>Fences and standalone walls</u>
	<u>All Areas</u>	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with DEV2-S18 is achieved.</u>
	<u>All Areas</u>	2. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>Compliance with DEV2-R21.1 is not achieved.</u> <u>Matters of discretion:</u> 1. <u>The matters of discretion under DEV2-S18.2 through DEV2-S18.4</u>

Standards

<u>DEV2-S1</u>	<u>Residential units area-size</u>
The maximum number of <u>residential units</u> within the Ocean Ridge Development Area shall not exceed 486 336. The maximum number of <u>residential units</u> within each of the Residential, Low Density Residential, and Mixed Use Foundation Areas and Sub Areas shown on the	<u>Matters of discretion:</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

Outline Development Plan 1 in DEV2 Appendix 1, shall not exceed the following: <u>Foundation Areas</u> 1. Residential Area A = 74 2. Residential Area B = 3856 3. Low Density Residential Area D(i) C = 40 4. Low Density Residential Area D = 614 <u>Sub Areas</u> 5. Residential The Crest Area C = 35 6. Residential Greenlane Area E = 22047 7. Residential The Farm Area F = 6037 8. Residential Country Living Area G = 513 9. Mixed Use The Hub Areas combined total = 240 <u>Note: The maximum residential unit numbers in the Foundation Areas and Sub-Areas, in combination, exceeds the overall maximum of 486 residential units. This is to enable a degree of flexibility with final sub-area yield; however, compliance with the overall 486 residential unit maximum will necessitate lower respective yields in some Sub-areas.</u>	
DEV2-S2	Residential density
1. Except where DEV2-S2.2 applies, no <i>No residential unit in the Residential any Foundation Areas or Sub Area A-B-C-D-E-F and G shown on the Outline Development Plan1 in Appendix 1 shall be located on a site having a net area less than the minimum allotment size specified on Outline Development Plan 2 in DEV2 Appendix 1. 500m² except that the not site area may reduce down to 300m² for up to:</i> 2. <i>No residential unit in the Mixed Use Hub Area shown on the Outline Development Plan 1 in DEV2 Appendix 1 shall be located on a site having a net site area less than 3200m².</i>	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

DEV2-S3	Mixed-use Hub Area – Gross floor areas <u>Scale & intensity limits for non-residential activities</u>																																
1. The gross floor area for buildings containing the following <u>Non-residential activities in the Mixed Use Hub Area shown on the Outline Development Plan 1 in DEV2 Appendix 1 shall not exceed the limits in the table below:</u> <table border="1" data-bbox="207 524 783 1133"> <thead> <tr> <th><u>Activity</u></th><th><u>Limit^(a)</u></th></tr> </thead> <tbody> <tr> <td colspan="2"><u>Commercial activities</u></td></tr> <tr> <td colspan="2"><u>Office</u></td></tr> <tr> <td>Cumulative GFA^(b)</td><td>400m²</td></tr> <tr> <td>Individual tenancy GFA</td><td>250m²</td></tr> <tr> <td colspan="2"><u>Retail^(c)</u></td></tr> <tr> <td>Cumulative GFA</td><td>1,200m²</td></tr> <tr> <td>Individual tenancy GFA</td><td>250m² except that two tenancies may occupy up to 400m² each</td></tr> <tr> <td colspan="2"><u>All other commercial activities</u></td></tr> <tr> <td>Cumulative GFA</td><td>2,000m²</td></tr> <tr> <td colspan="2"><u>Visitor accommodation</u></td></tr> <tr> <td>Cumulative # of rooms^(d)</td><td>150</td></tr> <tr> <td colspan="2"><u>Educational facilities</u></td></tr> <tr> <td>Cumulative roll size</td><td>50 pupils</td></tr> <tr> <td colspan="2"><u>Community facilities</u></td></tr> <tr> <td>Cumulative GFA</td><td>1,200m²</td></tr> </tbody> </table> Notes for the purposes of this standard: (a) <u>Where any non-residential activity includes other commercial activities that are ancillary to the primary activity, the ancillary activities shall not be subject to any limits expressed in this table;</u> (b) <u>For the purposes of this table and associated rules, 'gross floor area' as defined in the Interpretation Chapter is abbreviated to 'GFA', with 'Cumulative' limits applying to the combined total of all described activities across the Hub Area;</u> (c) <u>Retail includes food and beverage outlets but excludes activities offering the hiring of goods, merchandise or equipment which shall be subject to the cumulative GFA limit for 'All other commercial activities'; and</u> (d) <u>a 'room' for the purposes of this visitor accommodation standard means a room, suite or other collection of rooms in a visitor</u>	<u>Activity</u>	<u>Limit^(a)</u>	<u>Commercial activities</u>		<u>Office</u>		Cumulative GFA ^(b)	400m ²	Individual tenancy GFA	250m ²	<u>Retail^(c)</u>		Cumulative GFA	1,200m ²	Individual tenancy GFA	250m ² except that two tenancies may occupy up to 400m ² each	<u>All other commercial activities</u>		Cumulative GFA	2,000m ²	<u>Visitor accommodation</u>		Cumulative # of rooms ^(d)	150	<u>Educational facilities</u>		Cumulative roll size	50 pupils	<u>Community facilities</u>		Cumulative GFA	1,200m ²	Matters of discretion: 2. <u>Effects on the vitality of the Commercial Zone and Mixed Use Precinct.</u> 3. <u>Effects on the safety and efficiency of the transport network.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
<u>Activity</u>	<u>Limit^(a)</u>																																
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<u>accommodation activity usually intended to be subject to a single daily tariff.</u> 1. 100m² for Offices 2. 300m² for Restaurant 3. 100m² for Retail Sales 4. No limit on Visitor Accommodation 5. 300m² for Personal Care facilities	
DEV2-S4	Roading and Access
All r Roads, access and tracks shall be located in general accordance with those locations shown on the Outline Development Plan 1 in DEV2 Appendix 1.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S45	Native planting restoration areas – <u>open space/grazing area, buildings, structures, and earthworks and grazing</u>
1. No building(s) or and structures shall be established, or earthworks shall occur in the 'Indicative Native Planting Restoration Areas' and Open Space/Grazing Area shown on the Outline Development Plan 54 in <u>DEV2</u> Appendix 1 except in the following circumstances: a. utility buildings and structures (refer to the utility rules in the EI chapter of the Plan); 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; 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 d. construction and maintenance of up to 1.5m wide walking and cycling tracks, <u>boardwalks, bridges and associated passive recreation furniture and lighting;</u>	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

<u>ed.</u> fencing for any purpose related to the management and protection of the indigenous vegetation planted or for the open space/grazing and horticultural purposes; <u>fe.</u> construction and maintenance of the access and roads <u>indicatively</u> shown on the Outline Development Plan 1 in <u>DEV2</u> Appendix 1; <u>and</u> <u>f.</u> <u>any earthworks associated with 'a.' to 'e' above, or for the establishment, maintenance and protection of native vegetation.</u> <u>Note: Additional authorisations may be required from the Canterbury Regional Council for earthworks, planting of vegetation, structures near waterbodies or wetlands. Reference should also be made to the LIGHT chapter for relevant rules regarding outdoor lighting.</u> 2. No grazing stock shall be located in the Native Planting Restoration Areas shown on the Outline Development Plan <u>54</u> in <u>DEV2</u> Appendix 1.	
DEV2-S56	<u>Open space/grazing areas – trees or shrubs</u> Hub Area – windows to street
In the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1: 1. <u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u> 2. <u>Any other building facing the street must have a minimum of 50% of the street facing façade in glazing at ground floor level. This percentage applies to that part of the of the building occupying the entire area of the façade between 1m and 2m in height, as a minimum, and can be in the form of windows or doors.</u>	Matters of discretion: <u>3.Streetscape and visual amenity effects.</u> <u>4. Passive surveillance and safety.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

No exotic trees or shrubs shall be planted in the Open Space/Grazing Area identified on Outline Development Plan 1 in Appendix 1.	
DEV2-S67	Residential native planting areas
1. No <i>buildings</i> shall be located within the Residential Native Planting Areas shown on the Outline Development Plan 32 in <u>DEV2 Appendix 12</u>. 2. No <i>earthworks</i> shall occur <u>be permitted</u> within the Residential Native Planting Areas shown on the Outline Development Plan 32 in <u>DEV2 Appendix 12</u>, other than <i>earthworks</i> associated with one vehicular access and one walking access from the road to the <i>curtilage and 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. 3. No grazing stock shall be located within the Residential Native Planting Areas shown on the Outline Development Plan 32 in <u>DEV2 Appendix 12</u>.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: <u>Assessment Matters 17.a – 17.f</u> for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S78	<u>Servicing – sewage Hub Area – landscaping requirements</u>
<u>In the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1:</u> 1. <u>Any residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and</u> 2. <u>Any off-street shared parking areas shall include:</u> a. <u>a minimum 1.5m-deep landscape strip around the perimeter of the parking area, exclusive of any land dedicated to access or egress for vehicles, pedestrians, cyclists or micromobility users comprising:</u>	Matters of discretion: <u>4. Streetscape and visual amenity effects.</u> <u>5. Where eco-sourced species are unavailable, the appropriateness of any alternatives.</u> <u>6. Whether a lesser amount of landscaping is necessary to provide safe, efficient access.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

i. <u>at least 1 eco-sourced native tree per 6 lineal metres of landscape strip length, capable of achieving a minimum height of 3m at maturity; and</u> ii. <u>eco-sourced grasses or low shrubs established at grades and densities to provide 80% canopy closure within 5 years; and</u> b. <u>in areas dedicated to parking bays, a minimum of 1 eco-sourced native tree per 8 parking spaces, capable of achieving a minimum height of 3m at maturity.</u> 3. <u>Where any building is constructed on a site with a boundary adjoining State Highway 1, the full width of the site will be planted to a minimum depth of 1.5m from the road boundary, exclusive of any area that must be kept clear to maintain safe sight distances for vehicles turning onto State Highway 1. As a minimum, the planting will comprise:</u> a. <u>at least 1 eco-sourced native tree per 6 lineal metres of landscape strip length, capable of achieving a minimum height of 3m at maturity; and</u> b. <u>eco-sourced grasses or low shrubs established at grades and densities to provide 80% canopy closure within 5 years.</u> Before occupation of any buildings 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.	
DEV2-S89	<u>Low density Residential Areas C and D, and Country Living Area – curtilage and building area requirements</u>
1. Except as provided for in DEV2-S8.1.c 9(1)(c) and (DEV2-S8.1.d), <i>residential units</i> and	Matters of discretion: The effects of not meeting the standard.

accessory <i>buildings</i> are permitted within the <i>curtilage and building areas</i> in the Low Density Residential Areas C and D and D(i) shown on Outline Development Plan 32 in <u>DEV2 Appendix 12</u> and in the <u>Country Living Area</u> provided that: - the building coverage shall not exceed 400m²; and - masts are not permitted; - In respect of allotments LDR 26, LDR 30 and LDR 31, the maximum <i>building coverage</i> for all <i>buildings</i>, other than garages, shall be 300m²; - In respect of allotments LDR 26, LDR 30 and LDR 31, the maximum <i>building coverage</i> for any garage will be 40m². When calculating the <i>building coverage</i> on allotments LDR 26, LDR 30 and LDR 31 to determine whether or not the coverage has been exceeded, no account will be taken of any garage coverage under DEV2-S8.1.d 9(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 300m² and a garage of 40m². - For all <i>residential units</i> and garages within the Low Density Residential Area C D(i) as shown on Outline Development Plan 32 in <u>DEV2 Appendix 12</u> and for all buildings in the <u>Country Living Area</u>: - Roof materials will not exceed a reflectance level of 18%; and - Exterior walls, including trim, will not exceed a reflectance level of 37%. - No <i>buildings</i> are permitted outside the <i>curtilage and building areas</i> shown on Outline Development Plan 32 in <u>DEV2 Appendix 12</u> except that in the Low Residential Area D, glasshouses, tunnel houses or sheds are	Refer to Appendix 6: <u>Assessment Matters 17.a – 17.f</u> for guidance on what matters may be relevant to consider for the proposed activity.
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permitted provided that the combined gross floor area does not exceed 20m². 4. There shall be only one vehicular and one walking access into each of the <i>curtilage and building areas</i> 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. 5. No <i>earthworks</i> shall occur within the <i>curtilage and building area</i> 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-S8.1 9(1) and (DEV2-S8.2) above. 6. Within the <i>curtilage and building areas</i> of the Low Density Residential Areas D(i) C shown on Outline Development Plan 32 in DEV2 Appendix 12, 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. DEV2-S9(1) and (2) above, shall be planted with indigenous vegetation in accordance with the Native Planting Restoration Management Plan required under SUB-S11. <u>Note: additional detail relating to the planting of these areas will be determined at subdivision stage. Refer Standard SUB-S10, the Development Requirements in Outline Development Plan at DEV2 Appendix 1, and the 'Subdivision Consent Applications – Information to be Included' in the Introduction chapter.</u> 7. Within those parts of Area D(i) C indicated on Outline Development Plan 32 in DEV2 Appendix 12, driveways and footpaths shall	
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not be finished with white concrete and instead include a dark wash or exposed aggregate with a low reflectivity <u>not exceeding 40%</u>(because white has a high reflectivity and can be seen from long distances).																							
DEV2-S910	<u>Hub Area – Heavy vehicle outdoor storage</u>																						
In the Hub Area shown on Outline Development Plan 1 in DEV 2 Appendix 1: - Any outdoor storage area is screened from adjoining roads or sites either by a fence, landscaping or a combination of the two, to a height between 1.8. and 2m. - No heavy vehicles shall be stored or parked overnight on any site except for buses <u>within the Mixed Use Area shown on the Outline Development Plan 1 in Appendix 1.</u>	Matters of discretion: - The extent to which lesser screening is <u>necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety;</u> - The extent to which the outdoor storage is <u>visible to surrounding areas, including any associated effects on amenity values where visible from residential sites or public reserves.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.																						
DEV2-S101	<u>Residential area Bbuilding coverage: Residential areas and mixed-use areas</u>																						
<u>Building coverage shall not exceed the limits in the table below for any site:</u> <table border="1" data-bbox="209 1317 783 1939"> <thead> <tr> <th>Area</th><th>Limit</th></tr> </thead> <tbody> <tr> <td colspan="2"><u>Foundation Areas</u></td></tr> <tr> <td>Residential Area A and B</td><td>35%</td></tr> <tr> <td colspan="2"><u>Sub Areas</u></td></tr> <tr> <td>The Crest Area</td><td>35%</td></tr> <tr> <td>Greenlane Area</td><td>40% or 500m², whichever is lower</td></tr> <tr> <td>Farm Area</td><td>40% or 500m², whichever is lower</td></tr> <tr> <td colspan="2"><u>Hub Area:</u></td></tr> <tr> <td>a. where buildings on the site are limited to residential units only</td><td>50%</td></tr> <tr> <td>b. where buildings on the site are for any non-residential activities or a combination of residential and non-residential activities</td><td>60%</td></tr> <tr> <td>c. notwithstanding a. and b. above, the maximum combined ground floor area of all buildings on a site</td><td>500m²</td></tr> </tbody> </table>	Area	Limit	<u>Foundation Areas</u>		Residential Area A and B	35%	<u>Sub Areas</u>		The Crest Area	35%	Greenlane Area	40% or 500m ² , whichever is lower	Farm Area	40% or 500m ² , whichever is lower	<u>Hub Area:</u>		a. where buildings on the site are limited to residential units only	50%	b. where buildings on the site are for any non-residential activities or a combination of residential and non-residential activities	60%	c. notwithstanding a. and b. above, the maximum combined ground floor area of all buildings on a site	500m ²	Matters of discretion: <u>Streetscape and visual amenity effects.</u> <u>Dominance, privacy and shading effects on adjoining sites.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
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<u>Note: refer to standard DEV2-S9 for building coverage limits in Area C, Area D and the Country Living Area.</u> <u>Residential Areas A, B, C, E, F, G and for residential use of the Mixed Use Areas shown on the Outline Development Plan 1 in Appendix 1.</u> <u>Sites less than 500m²: 175m maximum</u> <u>Sites greater than 500m²: 35% maximum.</u>	
DEV2-S112	<i>Building h Height: Residential, low density residential, and mixed-use areas</i>
- The maximum <i>height</i> of any <i>buildings or structures</i> located in the Residential Areas A, B, C, E, F, and G and the Low Density Residential Area D, and in the Greenlane, Crest and Farm Areas shown on Outline Development Plan 1 in DEV-2 Appendix 1 shall be 8m. - The maximum <i>height</i> of <i>buildings or structures</i> located in the Mixed Use Hub Areas shown on Outline Development Plan 1 in DEV2 Appendix 1 for activities listed in DEV2-S3(1) to (5) 24.6.3 a-e shall be <u>118m, except that the maximum height shall be 15m within the corresponding area identified on Outline Development Plan 4 in DEV2 Appendix 1.</u> For activities not listed DEV2-S3(1) to (5), 5m maximum height. - No <i>building or structure</i> located in the Low Density Residential Area C-D(i) shown in Outline Development Plan 32 in DEV2 Appendix 12 shall exceed a maximum <i>height</i> of 7m except that: - In respect of <i>buildings</i> on Allotments LDR 26, LDR 30 and LDR 31 on Outline Development Plan 2 in Appendix 2, 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-S112.3.b. - The maximum <i>height</i> of any garage, measured from slab to roof peak, shall be 3.0 metres.	Matters of discretion: <u>Streetscape and visual amenity effects.</u> <u>Dominance, privacy and shading effects on adjoining sites.</u> <u>Where standard DEV2-S12.3 or DEV2-S12.4 is not met, the effects of not meeting the standard. Refer to matter n. in Appendix 6: under section 25.3: 'Assessment Mmatters relating to the following Performance Standards in the relevant zones.'</u> for guidance on what matters may be relevant to consider for the proposed activity.

4. No <i>building</i> located in the Low-Density Residential Area C-D(i) shown on Outline Development Plan 3-2 in <u>DEV2 Appendix 12</u> shall protrude through a plane that connects the contours on the Floating Building Height Contour Diagram, which is required under SUB-S10 except that: - All single storey <i>buildings</i> with a maximum <i>height</i> of 5m may protrude through the plane by up to 1m, or - Within <i>curtilage and building areas</i> LDR 28 to 31 shown on Outline Development Plan 2 in Appendix 2, 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>.	
DEV2-S123	Outdoor living space
<i>Outdoor Living Space</i> shall be provided as follows: 70m² minimum area with minimum dimension of 5m for each <i>residential unit</i> in the Residential Areas A, and B, C, E, F, G and Mixed Use Areas shown on the Outline Development Plan 1 in <u>DEV2 Appendix 1</u>, 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 DEV2-S2). <u>30m² minimum area with minimum dimension of 3m for each residential unit in the Greenlane, Crest and Farm Areas shown on Outline Development Plan 1 in DEV2 Appendix 1.</u> <u>40m² minimum area with minimum dimension of 3m for each residential visitor accommodation unit in the Mixed Use Hub</u>	Matters of discretion: The <u>extent to which</u>: <u>The design of the proposed outdoor living space provides a good standard of amenity.</u> <u>Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space.</u> <u>The availability of, and proximity to, public open space.</u> effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

Area shown on the Outline Development Plan 1 in <u>DEV2 Appendix 1</u>, <u>unless the outdoor living space:</u> <u>a. is provided for a residential unit in the form of a balcony, patio or roof terrace;</u> <u>b. has a minimum area of 8m² and minimum dimension of 1.8m; and</u> <u>c. is accessible from the residential unit.</u>	
DEV2-S134	<i>Height in relation to boundary</i>
1. In all areas except the Hub Area as shown on <u>Outline Development Plan 1 in DEV2 Appendix 1</u>, <u>no part of any building shall protrude into a height in relation to boundary plane constructed from points measured 2.5m above internal boundaries, as shown in Appendix 3 in Part 4 except that when a site has a net area less than 500m² then the height in relation to boundary plane may be to a maximum of 55 degrees irrespective of the north point on the site. In the case of a party wall, no height in relation to boundary plane will apply.</u> 2. In the Hub Area as shown on <u>Outline Development Plan 1 in DEV2 Appendix 1</u>, <u>no part of any building or structure shall project beyond a 60° recession plane measured from a point 4m above ground level along all boundaries, as shown in the diagram below:</u> <u>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u>	Matters of discretion: <u>3. Streetscape and visual amenity effects.</u> <u>4. Dominance, privacy and shading effects on adjoining sites.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

<u>Exceptions to 1. and 2. above:</u> 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. b. A gable or hip end may penetrate the recession lines in Ocean Ridge Comprehensive Living Zone 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. c. <u>In the Hub Area, this standard does not apply to:</u> i. <u>a boundary with a road; or</u> ii. <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>	
DEV2-S145	Internal boundary separation
1. <u>In all areas except the Greenlane and Hub Areas as shown on Outline Development Plan 1 in DEV 2 Appendix 1, No buildings</u> 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 and building areas</i> in Low Density Residential Areas C and D shown on the Outline Development Plan <u>32</u> in <u>DEV2 Appendix 12</u>. Exceptions <u>to 1. above:</u> a. Accessory buildings, which are not used for human habitation, may be located	Matters of discretion: <u>3. Streetscape and visual amenity effects.</u> <u>4. Dominance, privacy and shading effects on adjoining sites.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

closer to an internal boundary subject to the following conditions: i. all stormwater shall be contained within the <i>site</i> 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: a. not exceed 9.0m in length, and b. 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: i. eaves may intrude into the separation distance by no more than 0.6m; ii. 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; iii. bay windows may intrude into the separation distance by no more than 0.6m parallel to the boundary; iv. 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; v. 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 <i>site</i> immediately adjoins an access or part of an access, which is owned or partly owned	
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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. 2. In the Greenlane and Hub Areas as shown on <u>Outline Development Plan 1 in DEV 2 Appendix 1</u>, buildings must be setback from the relevant boundary by the minimum depth listed in the 'yards' table below: <table border="1" data-bbox="248 607 783 880"> <thead> <tr> <th><u>Yard</u></th><th><u>Minimum depth</u></th></tr> </thead> <tbody> <tr> <td colspan="2"><u>Side yard</u></td></tr> <tr> <td><u>Greenlane and Hub Areas</u></td><td><u>1m on one side, 2m on the other side</u></td></tr> <tr> <td colspan="2"><u>Rear Yard</u></td></tr> <tr> <td><u>Greenlane Area</u></td><td><u>2m</u></td></tr> <tr> <td><u>Hub Area</u></td><td><u>5m</u></td></tr> </tbody> </table> <u>Exceptions to 2. above:</u> a. <u>for side yards in the Hub Area, residential units or other buildings separated by a common wall and/or which are apartment or multi-unit dwellings designed and constructed in an integrated manner; and</u> b. <u>all of exceptions b. – c. inclusive to 1. above.</u>	<u>Yard</u>	<u>Minimum depth</u>	<u>Side yard</u>		<u>Greenlane and Hub Areas</u>	<u>1m on one side, 2m on the other side</u>	<u>Rear Yard</u>		<u>Greenlane Area</u>	<u>2m</u>	<u>Hub Area</u>	<u>5m</u>	
<u>Yard</u>	<u>Minimum depth</u>												
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<u>Rear Yard</u>													
<u>Greenlane Area</u>	<u>2m</u>												
<u>Hub Area</u>	<u>5m</u>												
DEV2-S156	Road boundary separation												
1. In all areas except the Hub Area as shown on <u>Outline Development Plan 1 in DEV 2 Appendix 1</u>, No buildings 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: a. 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.	Matters of discretion: <u>3. Streetscape and visual amenity effects.</u> <u>4. Dominance, privacy and shading effects on adjoining sites.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.												

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. Exceptions <u>to 1. above</u>: c. <i>Residential units</i> located on the <i>curtilage and building areas</i> in Low Density Residential Areas <u>C and D</u> shown on the Outline Development Plan <u>32</u> in <u>DEV2</u> Appendix <u>12</u>. d. For other <i>buildings</i>, provided that: i. eaves may intrude into the separation distance by no more than 0.6m; ii. 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; iii. bay windows may intrude into the separation distance by no more than 0.6m parallel to the boundary; iv. 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; v. 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.	
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<u>2. In the Hub Area as shown on Outline Development Plan 1 in DEV 2 Appendix 1, no building shall be located closer than:</u> <u>a. 10m to the boundary with State Highway 1; or</u> <u>b. 5m to any other road boundary except that <i>residential units</i> and garages may be located no closer than 1m to those other road boundaries.</u> <u>Exceptions to 2. above:</u> <u>a. for any building other than a residential unit, this standard does not apply to any verandah attached to the building up to a maximum depth of 3m.</u>	
DEV2-S167	High voltage electricity transmiss <u>distribution</u> lines
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 transmiss <u>distribution</u> line comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent replacement or amendment thereof.	Matters of discretion: <u>1. Whether reasonable access to the lines and associated support structures can be maintained.</u> <u>2. Any effects on health and safety.</u> <u>3. Whether proximity of buildings, structures, plantings or earthworks introduce unacceptable risk to the safe, efficient function of the lines and associated support structures.</u> <u>4. Any advice received from the operator of the lines.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S178	Waste management <u>The Crest, Greenlane, Farm and Hub Areas – additional requirements for buildings</u>
<u>1. For all residential units and garages in the Farm Area as shown on Outline Development Plan 1 in DEV2 Appendix 1:</u> <u>a. roof materials will not exceed a reflectance level of 18%; and</u> <u>b. exterior walls, including trim, will not exceed a reflectance level of 37%.</u>	Matters of discretion: <u>3. Streetscape and visual amenity effects.</u> <u>4. Whether any natural or built factors in the existing environment justify a lesser standard of mitigation.</u> <u>5. The efficacy of any alternative mitigation measures proposed.</u> The effects of not meeting the standard.

2. <u>For all residential units and garages in the area identified as 'Greenlane Knoll' on Outline Development Plan 5 in DEV2 Appendix 1:</u> a. <u>all buildings shall have mono-pitched roofs which will be aligned with a plane parallel to the average natural contour of the land underneath +/- 5°; and</u> b. <u>the maximum continuous building length in a single dimension without a break in plan of at least 1m shall be 20m.</u> All activities, other than residential activities, shall comply with the Waste Management Protocol in Appendix 2.	Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S18	Fences and standalone walls
1. <u>Any fence, standalone wall, or combination of the two must not:</u> a. <u>exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary except where b.ii below applies; and</u> b. <u>exceed a maximum height of 2m above ground level and any part of the structure above 1m in height is 50% transparent for its entire length, where within 1m of:</u> i. <u>any front boundary; or</u> ii. <u>any boundary adjoining land vested in Council as recreation reserve.</u>	Matters of discretion: <u>2. Streetscape and visual amenity effects;</u> <u>3. Privacy effects; and</u> <u>4. Dominance and shading effects on adjoining properties.</u>

Methods Other Than Rules

DEV2-M1	<u>Use of Outline Development Plan</u>
Provision of t<u>The Ocean Ridge Development Area and rules and an accompanying utilises an outline development plan to guide future subdivision and development of the area toward achievement of the overall development outcome expressed in objective DEV2-O1. The outline development plan sets out key spatial features and associated development requirements which are principally administered at subdivision stage in conjunction with the rules in the Subdivision Chapter. While the outline development plan represents one way to deliver the environmental outcomes anticipated for the Development Area, subdivision proposals that depart from the details specified in the outline development plan may also be appropriate, subject to assessment of future subdivision proposals demonstrating similar or better environmental outcomes. control the use, development and protection of land in the zone. The land use rules relate to the following:</u>	

1. The location and number of <i>residential units</i> in specified areas. 2. The location, <i>height</i>, and <i>building coverage</i> of <i>residential units</i> on individual allotments. 3. Noise and lighting. 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. 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 and building</i> areas.	
DEV2-M2	Provide educational information on vegetation
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 <u>Appendix 2 of the applicable Native Restoration Management Plans established at corresponding subdivision stages</u>, which is required under the performance standards in SUB – Subdivision and other associated standards.	
DEV2-M3	Use covenants and <i>building</i> and landscape design manual
Provision of covenants or consent notices on the titles of the residential allotments on the main ridge in favour of the developer that require compliance with a <i>building</i> and landscape design manual. <u>Provision of covenants or consent notices to maintain general alignment between allotment and residential unit yield.</u>	
DEV2-M4	Waste management guidelines
<u>Guidelines to promote and encourage the reduction, reuse and recycling of unwanted materials – refer to the Waste Management Guidelines – All Zones in Appendix 2.</u>	

Principal Reasons

DEV2-PR1	Residential development occurring in a sensitive area
Provision has been made for a residential and low <u>mixed density</u> 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> in areas primarily dedicated to residential use are to be established within an open space and areas to be restored in 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. 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> in elevated areas 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 <u>and guide future subdivision and development</u>, <u>outline development plans have been</u>	

~~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 Hutton's 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.

Additional controls on building appearance, position and scale are also specified in the Farm, Greenlane and Hub Areas to ensure built form is in keeping with the amenity values of the area.

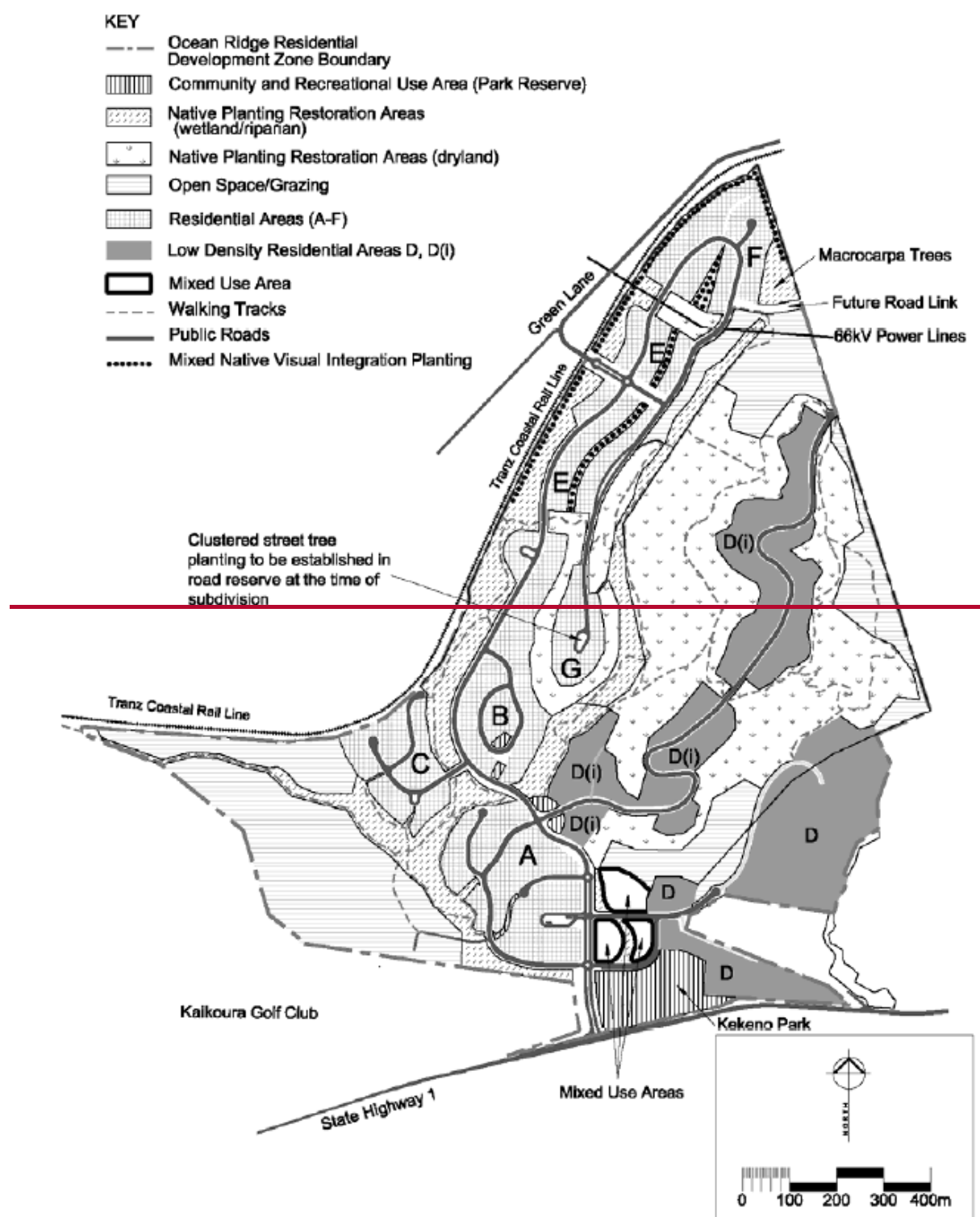
The establishment of services, reserves, and native plantings and public walking tracks are also requirements on subdivision.

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.

Anticipated Environmental Results

DEV-A1	Anticipated environmental results for the Ocean Ridge Development Area
	The development of <i>building areas</i> in an environment that includes: 1. dominance of open space and native restoration planting over <i>buildings</i>; 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 Plan – Ocean Ridge Development Area



1.0 CONTEXT

1.1 The Ocean Ridge Development Area will provide for a mix of housing opportunities alongside compatible non-residential activities within the Hub Area. The development area has been master-planned as a single entity, but with the opportunity to be separated into individual blocks and stages for future sale and development. The outline development plan sets out the overall development principles for the area, providing guidance for finer-grained design outcomes at the site level.

1.2 The balance of this outline development plan is organised as follows:

- a. Section 2.0 contains contextual information about the various sub-areas within the Development Area, and design guidance to inform future subdivision and development processes;
- b. Section 3.0 sets out development requirements to be achieved through future subdivision and development processes; and
- c. Section 4.0 includes various plans to be read in conjunction with the content in sections 2.0 and 3.0.

2.0 DEVELOPMENT FORM & DESIGN

2.1 As shown on DEV2 Appendix 1, Ocean Ridge comprises the following Areas:

- a. **Foundation Areas** – comprising the stages of Ocean Ridge subdivided and/or developed over the period 2005 – 2025 and including:
 - i. **'Area A'**, being the residential enclave east of Ocean Ridge Boulevard/ Ocean Ridge Drive, including Greenburn Way, Clemett Court, Swyncombe Place and McRae Gardens;
 - ii. **'Area B'**, being the residential enclave about Knowles Crescent east of Ocean Ridge Drive and north of Ingles Drive;
 - iii. **'Area C'**, being the elevated residential enclave about Ingles Drive;
 - iv. **'Area D'**, being the large, elevated lots at the eastern end of Ludley Drive;
- b. **The Crest** – including the moderately elevated area west of Ocean Ridge Drive and south of the Main Trunk Railway;
- c. **The Farm** – comprising the lower, western-most parts of Ocean Ridge bound by the Kaikoura Golf Club, Main Trunk Railway, the Crest and Area A;
- d. **Greenlane** – containing the northern-most neighbourhood at Ocean Ridge, located southeast of the Main Trunk Railway and north of Area B;
- e. **Country Living** – comprising the hillslopes and gullies about Area C; and
- f. **The Hub** – including the lower portions of Ocean Ridge to the north of State Highway 1 and the east of Ocean Ridge Boulevard.

3.0 DEVELOPMENT REQUIREMENTS

3.1 The development requirements for the purposes of Rule SUB-R1.1 and SUB-R1.2 are described below and shown on the accompanying Outline Development Plans 1-5.

OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

3.2 Three community (neighbourhood) parks will be provided within the development to support a range of active and passive recreational needs, with one park being located within the Hub Area (Kekeno Park), one within the Greenlane Area and one within the Farm Area. Other community facilities are enabled within the Hub Area subject to limits under permitted activity standards.

3.3 The portion of Kekeno Park identified as 'subject to future reserve land exchange' on Outline Development Plan 4 will be repurposed for mixed-use activities where the reserve status changes as part of a reserve exchange or otherwise.

3.4 Riparian areas and natural wetlands will be maintained and enhanced, including through building setbacks and restoration planting.

RESTORATION AND AMENITY PLANTING

3.5 Native restoration planting will be established in wetland, riparian and dryland areas as part of future subdivision of land in the Farm, the Crest, Greenlane, and Country Living Areas. Any subdivision of land in these areas will provide for the restoration planting of areas within the corresponding Overlay as indicated on Outline Development Plan 5. Areas dedicated to restoration planting will be sized in a manner proportionate with the corresponding scale of subdivision as a minimum, unless previous subdivision stages have provided proportionate planting for the subdivision stage applied for. Eco-sourced species will be selected as appropriate to the given wetland, riparian or dryland areas to be planted and will be established using grades and densities to provide 80% canopy enclosure within 5 years. Effective physical and legal mechanisms will be put in place to ensure:

- a. the ongoing maintenance and protection of all restoration planting areas relevant to the subdivision applied for; and
- b. for any subdivision creating allotments for residential units within the area shown as 'Greenlane Knoll' on Outline Development Plan 5, establishment of all vegetation within the restoration planting area adjoining the Greenlane Knoll (to the west) prior to construction of any residential unit on the proposed allotments.

- 3.6 Any subdivision creating any residential allotment in Residential Area C shown in Outline Development Plan 3 will provide for the establishment of all Residential Native Planting Areas and Roadside Native Planting for the residential allotments applied for. Effective physical and legal mechanisms will be put in place to ensure:
- a. establishment of all vegetation within a given Residential Native Planting Area on any allotment and any Roadside Native Planting adjacent to the allotment prior to construction of the corresponding residential unit on the allotment; and
 - b. the ongoing maintenance and protection of the Residential Native Planting Areas and Roadside Native Planting areas.
- 3.7 Any subdivision creating the first residential allotment in the Greenlane Area will provide for the establishment of vegetation in the Mixed Native Visual Integration Planting indicated on Outline Development Plan 5. Effective physical and legal mechanisms will be put in place to ensure:
- a. a minimum of 5 different eco-sourced species are selected to provide visual screening, including a combination of lower grasses and shrubs and tree specimens capable of achieving a minimum height of 3m at maturity;
 - b. vegetation is established to a minimum depth of 2m from the boundary with the Main North Line rail corridor for the entire length of the visual integration planting extent indicated on Outline Development Plan 5, and at grades and densities to provide 80% canopy enclosure within 5 years;
 - c. establishment of all visual integration planting prior to the construction of any residential unit on any allotment created by the subdivision; and
 - d. the ongoing maintenance and protection of the vegetation established by the subdivision.
- 3.8 Vegetation to be planted in conjunction with any subdivision application around electricity distribution lines must be selected and established to ensure that the Electricity (Hazards from Trees) Regulations 2003 can be complied with.

ACCESS AND TRANSPORT

- 3.9 A network of on-road and off-road pedestrian/cyclist routes will be provided through the development to enhance recreational values and connectivity. Any subdivision of land comprising the Indicative Walking Tracks shown on Outline Development Plan 1 within the Greenlane, Country Living and Farm Areas will demonstrate effective legal and physical mechanisms are provided to ensure the formation and protection of the tracks for ongoing public access.

- 3.10 Ocean Ridge Drive will be extended through the Greenlane Area to connect with Green Lane, north of the Main North Railway. North of its intersection with Knowles Drive, Ocean Ridge Drive will generally comprise an 8m-wide carriageway (minimum), with a 3m-wide shared cycle and pedestrian path on one side. Parking bays and an additional footpath will generally be provided in locations where residential properties front onto, and access, Ocean Ridge Drive. It is envisaged that Ocean Ridge Drive will generally serve a collector road function.
- 3.11 A second egress onto State Highway 1 may be formed as indicatively shown on ODP Plans 1-4, provided that the egress is stop-controlled and only allows for a left-out turn movement towards the Kaikōura Township. To avoid doubt, the formation of a second egress is not a mandatory development requirement.
- 3.12 Local roading connections will be formed to provide access to individual properties in the Crest, Farm, Greenlane, Hub and Country Living Areas.
- 3.13 A new local road will provide access to the Hub from Kersage Drive. It is envisaged that the road will be generally low-speed and pedestrian-orientated. At its eastern end, the new local road will connect to Fidele Lane and/or comprise a cul-de-sac turning head to allow two-way traffic movements through the Hub Area. The intersection location of the new local road and Kersage Drive may be modified from the indicative location shown on Outline Development Plan 4 if the area shown on that plan as 'subject to future reserve land exchange' is divested as recreation reserve.
- 3.14 Up to two off-street shared parking areas are enabled in the Hub area as indicatively shown on ODP Plan 4. Subject to final detail, these areas may be sized to accommodate parking demand from multiple activities in the Hub Area without those activities needing to provide individual on-site parking arrangements.
- 3.15 Areas shown on Outline Development Plan 4 as 'Active Landscape linkage' will afford breaks in built form, creating a series of publicly accessible mid-block linkages for pedestrians, cyclists and micromobility transportation modes. These areas will generally be kept free of buildings, but may include a variety of structures in the form of lighting, street furniture, shading/shelter, public art, play equipment, pathways, as well as hard and soft landscaping. Verandahs attached to buildings immediately adjacent to the linkages may also be appropriate to provide weather protection and activation of building frontages that address these spaces. Where subdivision precedes or is carried out in conjunction with proposed land use development in the Hub, provision will be made for any active landscape linkage within the area to be subdivided, inclusive of any legal mechanisms to restrict future building activity within the relevant linkage(s). Linkages will have a minimum width of 8m, except along the State Highway 1 frontage, where the minimum depth from the road boundary will be 10m.

STORMWATER

- 3.16 The stormwater management system will be designed and constructed to achieve hydraulic neutrality for a 1% annual exceedance period flood event, including allowance for climate change impacts.
- 3.17 The stormwater management system will utilise a treatment train approach to collect stormwater from hard surfaces (including rooftops and roading) and convey flows to adequately sized treatment and attenuation facilities. The treatment system will be designed and constructed to ensure water quality in riparian and wetland receiving environments is maintained or enhanced relative to pre-development conditions.

WATER SUPPLY & WASTEWATER

- 3.18 A new water supply source will be required in order to service the total residential and non-residential development anticipated in the Development Area. This will entail either a new pipeline connection to the existing Kaikoura township supply or a new groundwater supply source within the Development Area, including associated treatment facilities.
- 3.19 New water supply storage will be required in order to service the total residential and non-residential development anticipated in the Development Area and to ensure sufficient firefighting storage volumes are provided. Additional storage will be provided via a new reservoir, with additional on-site storage solutions also being available.
- 3.20 Wastewater from individual allotments will generally flow via gravity, before being collected at one or more pump stations within the Development Area and ultimately discharged to the wider Council reticulated network. In order to service the total residential and non-residential development anticipated in the Development Area, a new standalone or 'in series' pump station will be established in the Greenlane Area. The new pump station will ultimately connect to an existing rising main before discharging to an existing pump station in Ludstone Road.
- 3.21 The timing of the new water supply source, water storage reservoir and wastewater pump station will be confirmed in future subdivision stages, noting that demands will be determined by the progressive staging and development of residential and non-residential activities across the Development Area as a whole.

LAND STABILITY AT THE HUB AREA

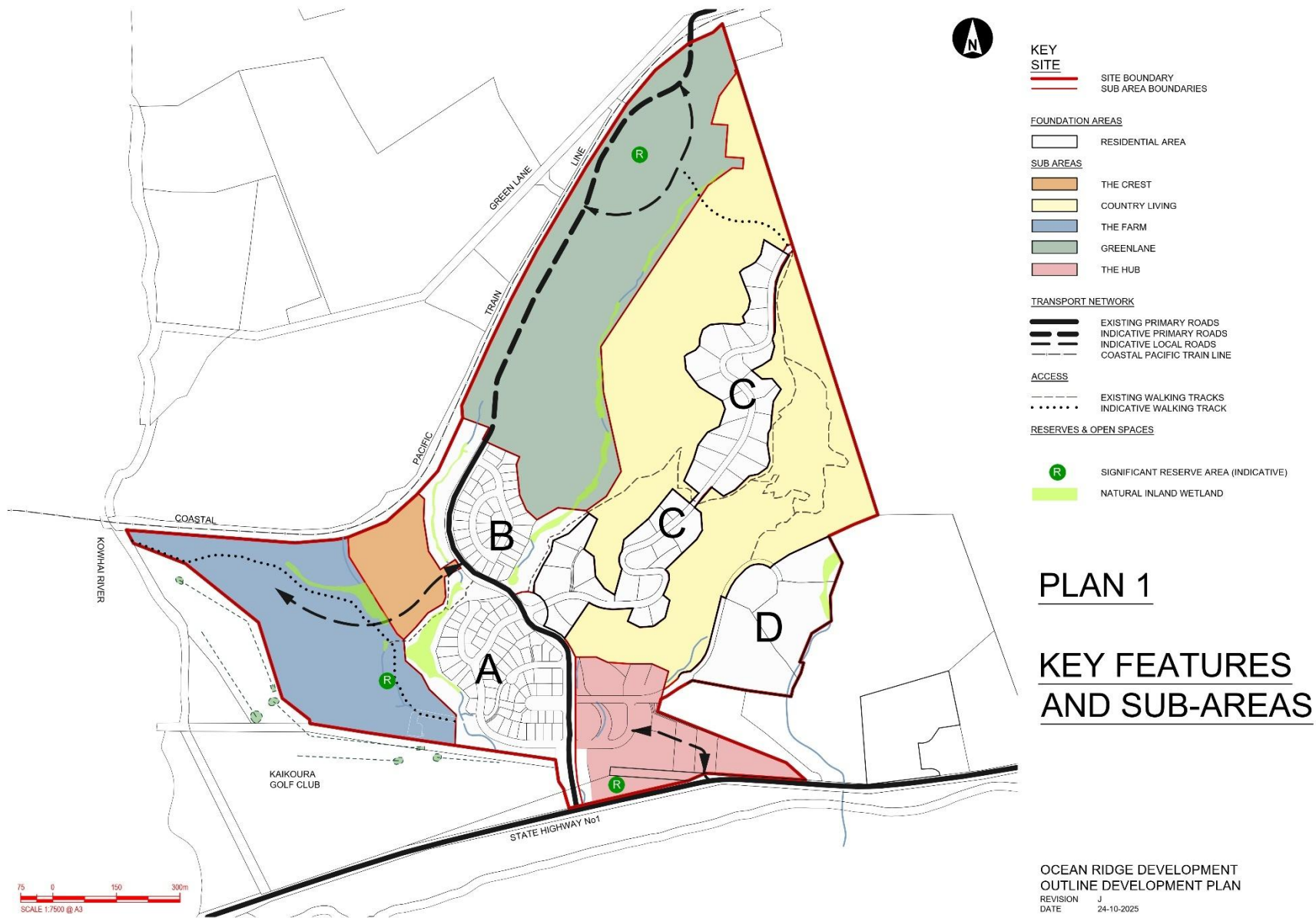
- 3.22 Any earthworks activities exceeding a maximum depth of 0.5m in the 15m building height area in the Hub Area as shown on Outline Development Plan 4 will be designed by, and carried out under the supervision of, a suitably qualified geo-professional to ensure risks from

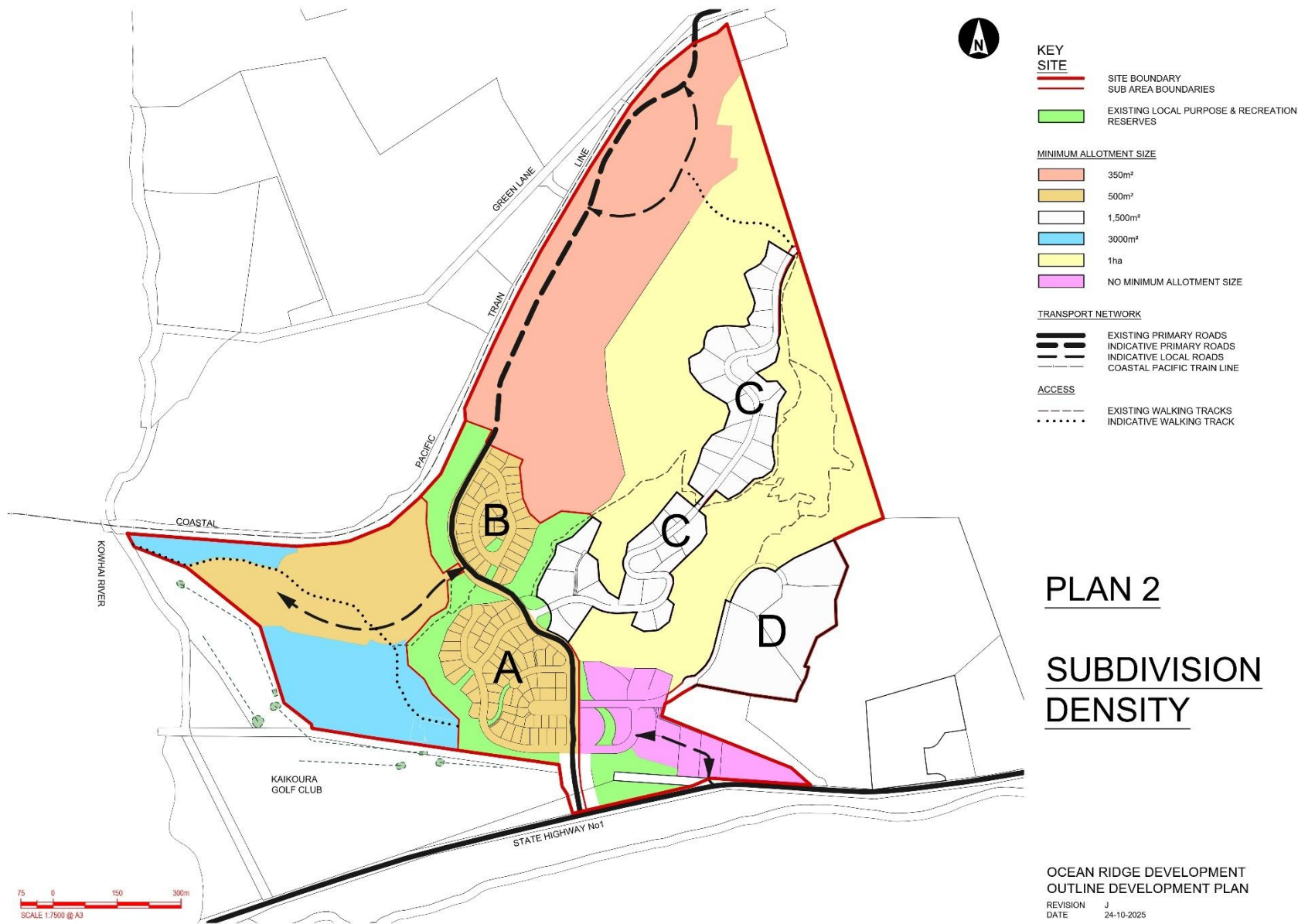
land instability, including from potential reactivation or exacerbation of historical landslides in the slope above this area, are effectively managed.

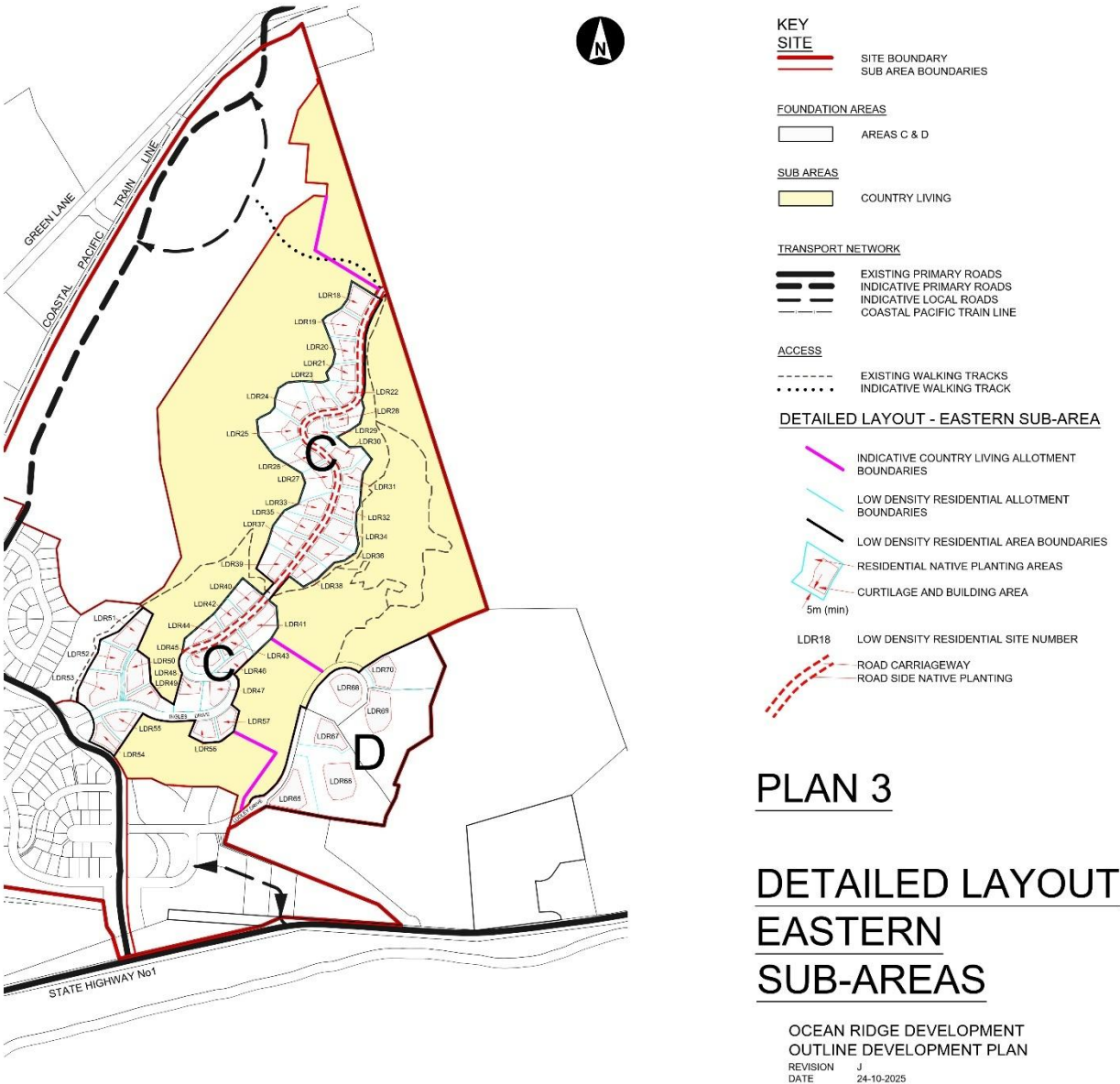
4.0 OUTLINE DEVELOPMENT PLAN MAPS

4.1 The attached maps comprise the following:

- Plan 1 – Key Features and Sub-areas;
- Plan 2 – Subdivision density;
- Plan 3 – Detailed Layout: Eastern Sub-areas;
- Plan 4 – Detailed Layout: Hub Area;
- Plan 5 – Native planting areas



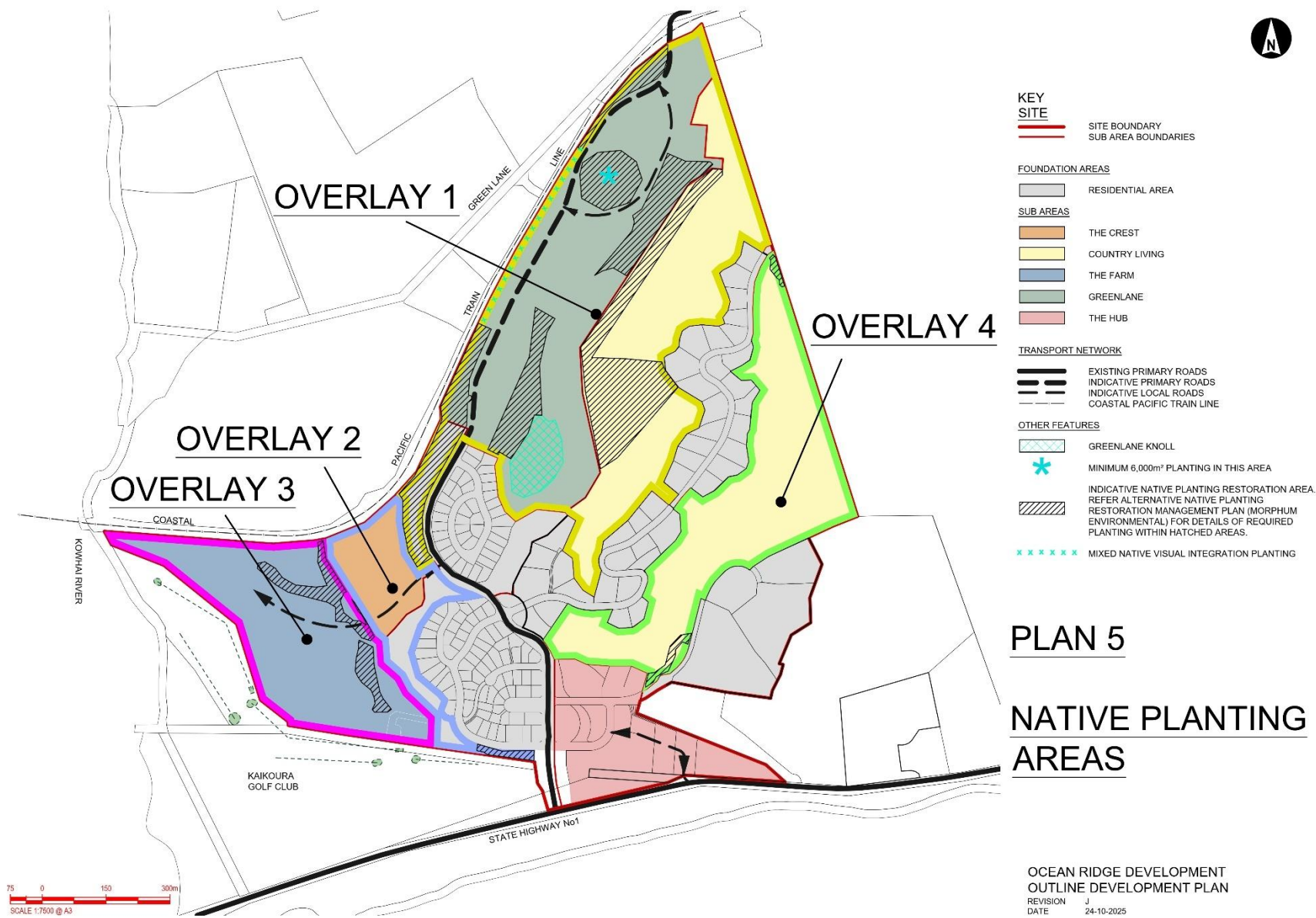






PLAN 4
DETAILED
LAYOUT
HUB AREA

OCEAN RIDGE DEVELOPMENT
OUTLINE DEVELOPMENT PLAN
REVISION J
DATE 24-10-2025



Appendix 2: Area D Layout Plan

