

Plan Change amendments – Updated April 2026

As set out below:

- Amend policy SUB-P6;
- Amend rules SUB-R1.1, SUB-R1.2, SUB-R1.4;
- Delete rules SUB-R1.13 and SUB-R1.16 (noting that there are existing numbering errors in the operative plan whereby SUB-R1.5 is ascribed to two different rules);
- Amend standard SUB-S10;
- Delete standard SUB-S11;
- Amend method SUB-M6; and
- Amend SUB Table 1: Minimum allotment sizes.

NB – some consequential renumbering of various clauses will be required to correct existing errors in the Plan, and/or to account for deletions proposed by this plan change.

Guide to annotated changes:

- Black text with no underline or strikethrough = operative provisions
- Black text with underline or ~~strikethrough~~ = notified PC6 amendments
- **Green** text with underline or ~~strikethrough~~ = updated amendments recommended by J Jones (April 2026)

SUB – Subdivision

The Resource Management Act makes the Council solely responsible, through the rules in the District Plan, for the control of subdivision and its effects throughout the District. Under the Act, no person may subdivide land unless the subdivision is expressly allowed by a rule in this Plan, or subdivision consent has been obtained.

Subdivision is a form of development whereby land is separated into new parcels with separate records of title. Subdivisions are defined in the Resource Management Act, and include the creation of new allotments by survey, long term leases of parts of an allotment and company leases, cross leases, and unit titles. Subdivision provides the framework for land ownership and facilitates the development of land uses including housing, roading, water supply, sewage disposal, energy production, telecommunication, stormwater disposal and waste management. Subdivision is also the mechanism for the provision of esplanade reserves, esplanade strips and access strips and is therefore significant in the context of providing public access to waterbodies and the coastline.

The New Zealand Coastal Policy Statement 2010 sets a national policy framework for determining the circumstances in which subdivision is or is not appropriate in the coastal environment. These circumstances involve taking account of the protection of natural character of the coastal environment, iwi values, amenity values, public access and natural hazards. While subdivision is a legal process without any direct effects on the environment, the creation of new parcels of land enables the establishment of activities.

Key defined terms for this chapter	
Term	Definition
Access	means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include: — an access leg; — an access lot; — a private way; — common land as defined on a cross-lease or company-lease; or — common property as defined in Section 2 of the Unit Titles Act 1972.
Allotment (RMA)	(2) In this Act, the term allotment means— a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or i. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— ii. on a survey plan; or iii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017.

	(3) For the purposes of subsection (2), an allotment that is— a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— c. shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land. (4) For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.
Archaeological Site	Individual sites recorded by the NZ Archaeological Association which warrant consideration in the event of any proposed development in order to avoid, remedy or mitigate adverse effects on the site's particular values.
Contaminated Sites	means a site at which hazardous substances have been released into the environment, usually over a period of time, such that the concentrations of these substances are above background levels and where assessment indicates the site possesses an immediate or long-term hazard to human health or the environment. Background levels refer to the ambient levels of a contaminant in the local area of the site under consideration.
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.
Esplanade reserve (RMA)	Means a reserve within the meaning of the Reserves Act 1977— a. which is either— i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or ii. a reserve vested in the Crown or a regional council under section 237D; and

	b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.
Esplanade strip (RMA)	Means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
Natural Hazard	means any atmospheric or earth or water related occurrence, the action of which affects or may adversely affect human life, property, or other aspects of the environment. Natural hazards include earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire caused by natural events, flooding and storms, and over-exposure to the sun.
Reserve	means any land set apart for any public purpose; for full definition see the Reserves Act 1977.
Road	has the same meaning as defined in the Local Government Act 1974, which at the notification date of this Plan means the whole of any land which is within a district, and which a. Was a road or street or public highway prior to April 1st, 1979, or for the purposes of this plan, was a state highway alignment created after April 1st, 1979; or b. Immediately before the inclusion of any area in the district was a public highway within that area; or c. Was laid out by the council as a road or street after April 1st, 1979; or d. Is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. Is vested in the council as a road to street pursuant to any other enactment. Road includes - a. Except where elsewhere provided in the Local Government Act 1974, any access way or service lane which, prior to April 1st 1979, was under the control of any council or which is laid out or constructed by or vested in any council as an access way or service lane or which was declared by the Minister of Works and

	Development as an access way or service land after April 1st 1979 or which was declared by the Minister of Lands as an access way or service land on or after the 1st day of April 1988. b. Every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof; - but, except as provided in the Public Works Act 1981, or in any regulation under that Act does not include a motorway within the meaning of that Act.
Utility	means: a. utility buildings; b. lines and necessary incidental structures and equipment for the generation, transmission and distribution of electricity, excluding solar panels where the electricity generated by the panels is not distributed beyond the same site on which the panels are located; c. pipes and necessary incidental structures and equipment for transmitting and distributing gas; d. storage facilities, pipes and structures and equipment necessary for the supply, drainage and treatment of water or sewage; e. water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment; f. structures, lines, facilities, plant, equipment and associated works for receiving and transmitting radio communications and telecommunications; g. meteorological activities including structures, lines, facilities, plant equipment and associated works for monitoring, observation and transmission of information on weather and natural hazards; h. structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards; i. structures, facilities, plant and equipment necessary for navigation by water or air;

	any area of land used principally for the disposal, storage, recovering, or separation of waste or recyclable material, including any associated buildings and on-site retail activities.
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 d. 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.
Subdivision (RMA)	Means— a. the division of an allotment— i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.

Cross-references

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

EI - Energy and Infrastructure

NH - Natural Hazards

HH - Historic Heritage

TREE - Notable Trees

ECO - Ecosystems and Indigenous Biodiversity

NFL - Natural Features and Landscapes

PA - Public Access

CE - Coastal Environment

EW - Earthworks

Issues

SUB-I1	Natural hazards
Land likely to be subject to damage by erosion, subsidence, slippage or inundation from any source should not be subdivided unless the adverse effects can be avoided, remedied or mitigated.	
SUB-I2	Infrastructure and contributions
Services need to be provided at the time of <i>subdivision</i> and development to avoid, remedy or mitigate any actual or potential effects of such activities on the environment.	
SUB-I3	Site suitability
New <i>allotments</i> created by <i>subdivision</i> should be of a size, shape and have characteristics such that they are suitable for the anticipated use.	
SUB-I4	Special lots
Special <i>sites</i> may at times need to be created to provide for <i>utilities</i> such as transformers and pumping station <i>sites</i> ; to provide for roading requirements and <i>access</i> to landlocked	

land; recreation; and the protection of heritage, conservation or Ngāi Tahu values. The area required for these activities may be less than permitted.	
SUB-I5	Ecological, conservation, heritage, and Ngāi Tahu values
<i>Sites</i> of ecological, conservation, heritage value or <i>sites</i> of importance to Ngāi Tahu can be protected at the time of <i>subdivision</i> .	
SUB-I6	Subdivision design and amenity
Appropriate <i>subdivision</i> design and the retention of existing vegetation can improve the resulting amenity of a <i>subdivision</i> and reduce erosion and run-off. <i>Subdivision</i> design should also take advantage of solar energy.	
SUB-I7	Contaminated sites
There may be <i>sites</i> in the District which have levels of soil contamination as a result of past or present on-site or off-site activities.	

Objectives

SUB-O1	Avoid natural hazard risks from subdivision
Subdivision is: 1. avoided in areas where the risk to life or property from natural hazards is unacceptable; and 2. managed in other areas to ensure that the risk of natural hazards to people and property is appropriately mitigated.	
SUB-O2	Provide services at subdivision
To provide essential services at the time of <i>subdivision</i> , subject to any adverse effects on the environment from the provision of these services being mitigated, avoided or remedied.	
SUB-O3	Sites are suitable for a range of sustainable land uses
To provide for <i>allotments</i> which are suitable for a range of sustainable land uses, except where special <i>sites</i> are required as provided for in SUB-I4.	

SUB-O4	Provide for special lots
To recognise the need for special lots to be created or activities where small lot sizes are required for activities such as <i>utilities</i> , recreation, roading and <i>access</i> or to protect values such as heritage, conservation or Ngāi Tahu values.	
SUB-O5	Protect natural, cultural, and heritage values
At the time of <i>subdivision</i> , to avoid, remedy or mitigate adverse effects on <i>sites</i> having ecological, conservation or, heritage values or on <i>sites</i> of importance to Ngāi Tahu.	
SUB-O6	Ensure subdivision design and amenity
To ensure <i>subdivisions</i> are designed and constructed to create a pleasant amenity, so that solar energy is taken advantage of and so that erosion is avoided.	
SUB-O7	Avoid contaminated land risks from subdivision
To ensure that <i>subdivision</i> of potentially <i>contaminated sites</i> is either avoided or undertaken so that there is no increase in risk to human health from contaminants.	

Policies

SUB-P1	Control subdivisions affected by natural hazards
1. To avoid or control <i>subdivision</i> where there is a 0.2% or higher probability that people or property will be affected by flooding from rivers in any one year. 2. To avoid <i>subdivision</i> where there is a risk of erosion, subsidence, slippage, or inundation from coastal hazards, and where the effects from such risks cannot be avoided or suitably mitigated. In respect of <i>subdivision</i> within the coastal environment, consideration will be given to possible future sea level rise. 3. To ensure that any remedial measures do not give rise to adverse effects on the environment. 4. In considering new <i>subdivisions</i>, Council will recognise the following: a. the integrity of natural systems, such as beaches, dunes and wetlands, that are a natural defence to erosion and/or inundation b. the ability of natural features such as beaches, dunes and wetlands, to protect <i>subdivision</i> and Development	

	c. that new <i>subdivision</i> in the coastal environment should be located and designed so that the need for hazard protection works is avoided. 5. In considering <i>subdivisions</i>, to recognise that some natural features may migrate inland as the result of dynamic coastal processes, including sea level rise. 6. In processing <i>subdivision</i> applications, to recognise the role of <i>esplanade reserves</i> and <i>esplanade strips</i> in the avoidance, remediation and mitigation of <i>natural hazards</i>. 7. Subdivision for new hazard sensitive buildings shall: i. Be managed in Urban High Flood Hazard Areas and avoided/mitigated in Non-Urban High Hazard Areas, as well as managed outside of High Flood Hazard Areas. ii. Be avoided/or mitigated within the Fault Avoidance Overlay iii. Be managed within all natural hazard overlays other than those referred to in Clause i and ii above, to ensure that the natural hazard risk is acceptable iv. Be managed in areas of the district that are subject to natural hazards, but are not identified as within a natural hazards overlay, to ensure that the risk to life and property from natural hazards is acceptable. v. Be managed to ensure that development is not likely to require new or upgraded community scale hazard mitigation works
SUB-P2	Require infrastructure for subdivisions
	1. To require upon <i>subdivision</i>, that new lots within Residential, Settlement, and Commercial zones and Kaikōura Peninsula Tourism and Ocean Ridge Development Areas are provided with a means of connection to a Council or community reticulated water supply system, where available, and that water supplies are of a potable standard, and of sufficient capacity for anticipated land use and for firefighting purposes. 2. To require upon <i>subdivision</i>, that anticipated development is provided with a means of disposing of sanitary sewage and trade waste in a manner which is consistent with maintaining public health and where adverse effects on the environment are avoided. 3. Upon <i>subdivision</i> in rural areas, to ensure that lots are provided with the ability to connect to a potable water supply where visitor accommodation or residential units are anticipated. 4. Upon <i>subdivision</i> in Residential, Settlement, and Commercial Zones Kaikōura Peninsula Tourism and Ocean Ridge Development Areas, to require that all new lots are provided with a means of connection to a Council or community reticulated sewage disposal and treatment system, where such a system exists. 5. To require that adequate provision is made for the supply of reticulated energy and communication services to new rural lots when required, and to encourage these services to be underground where practicable.

	6. To require that underground reticulated energy and communication services are provided to lots within Residential, Settlement, and Commercial Zones and Kaikōura Peninsula Tourism and Ocean Ridge Development Areas. 7. To require the integration of <i>subdivision</i> roading with the existing roading network in a manner which reflects expected traffic levels and achieves safe and effective vehicular <i>access</i> to <i>allotments</i>. 8. To encourage the provision of pedestrian and cycle linkages where possible as well as linkages to and along water bodies. 9. To encourage the retention of natural open waterbodies and to require the disposal of stormwater in a manner that avoids inundation of land within or adjoining the <i>subdivision</i> and maintains or enhances the quality of surface and ground water. 10. To avoid <i>subdivision</i> in the Marine Facilities Zone so as to retain the use of this area for appropriate marine activities and public use.
SUB-P3	Require lots to be of a suitable size and shape
	1. To require all <i>allotments</i> created as a result of <i>subdivision</i> to be of a size and shape which is suitable for a range of sustainable land uses, except where special <i>sites</i> are required as provided for in SUB-I4. 2. To ensure that <i>subdivisions</i> in the General Rural Zone are of a sufficient shape and size in order to maintain and enhance rural amenity values. 3. To ensure that all <i>allotments</i> outside the Building Platform Location Areas in the Kaikōura Peninsula Tourism Development Area are of a sufficient size which is suitable for a range of sustainable rural land uses and are of a sufficient size to maintain the natural and open space character of the Kaikōura Peninsula.
SUB-P4	Provide for special lots
	To provide for small lots to be created to provide for activities such as <i>utilities</i>, recreation, roading or <i>access</i> and the protection of heritage, conservation and Ngāi Tahu values.
SUB-P5	Encourage subdivisions to protect natural, cultural, and heritage values
	1. To encourage the protection of <i>sites</i> of ecological, conservation, heritage value or <i>sites</i> of importance to Ngāi Tahu at the time of <i>subdivision</i> through the use of mechanisms such as voluntary agreements, <i>esplanade reserves</i>, <i>esplanade strips</i>, <i>access strips</i>, conservation covenants, bonds and caveats. 2. To encourage the maintenance and enhancement of indigenous biodiversity within and adjacent to areas of <i>subdivision</i>.
SUB-P6	Policies to subdivision design and amenity

1. At the time of <i>subdivision</i>, to encourage the retention of existing vegetation where possible and to consider alternative methods of run-off control, such as bunding and mechanical silt traps, in order to improve amenity, reduce erosion and reduce the amount of run-off. 2. To encourage <i>subdivision</i> design and construction which results in the creation of pleasant environments. 3. To encourage developers to take advantage of the benefits of solar energy wherever possible. 4. To enable <i>subdivision</i> of allotments for residential and other uses in the Ocean Ridge Development Area provided that: a. The number and location of residential and other <i>allotments</i> are strictly controlled through rules and an Outline Development Plan for the Zone, in order to avoid and any inappropriate development which would significantly diminish the conservation, amenity, and landscape values associated with this area <u>is avoided</u>; and, b. Requirements are put in place to ensure the establishment and maintenance of native restoration plantings, <u>amenity plantings</u> and the maintenance of open space areas so that the development is in sympathy with the amenity and landscape values of the area; and, c. <u>the enduring protection and maintenance of open space areas and areas dedicated to native restoration and amenity planting are effectively provided for, including:</u> i. <u>vesting such areas as Council reserves where appropriate; or</u> ii. <u>imposing covenants, consent notices or other appropriate mechanisms over restoration planting areas where retained in private ownership.</u> d. Provision is made for cycle tracks, pedestrian walkways and parks and reserves within the zone; and, e. The location of <i>curtilage and building areas</i> and vehicular <i>access</i> are to be selected so as to reduce the volume or extent of <i>earthworks</i>.	<table border="1"> <tr> <th data-bbox="193 1554 376 1644">SUB-P7</th><th data-bbox="376 1554 1398 1644">Policies relating to contaminated land</th></tr> <tr> <td data-bbox="193 1644 376 1910"> 1. To identify any potential <i>contaminated sites</i> at the time of <i>subdivision</i>. 2. To avoid <i>subdivision</i> of <i>contaminated sites</i> where risk to human health or exposure to people is increased as a result of the <i>subdivision</i> or as a result of any future activities resulting from the <i>subdivision</i>. 3. To provide for <i>subdivision</i> of <i>contaminated sites</i> only where risk to human health is not increased, or where contamination can be remedied to an appropriate level. </td><td data-bbox="376 1644 1398 1910"></td></tr> </table>	SUB-P7	Policies relating to contaminated land	1. To identify any potential <i>contaminated sites</i> at the time of <i>subdivision</i>. 2. To avoid <i>subdivision</i> of <i>contaminated sites</i> where risk to human health or exposure to people is increased as a result of the <i>subdivision</i> or as a result of any future activities resulting from the <i>subdivision</i>. 3. To provide for <i>subdivision</i> of <i>contaminated sites</i> only where risk to human health is not increased, or where contamination can be remedied to an appropriate level.	
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Rules

SUB-R1	<i>Subdivision of land</i>
All zones (except the Marine Facilities Zone)	1. Activity status: Controlled Where: a. Compliance is achieved with SUB-S1 to SUB-S123. Matters of control are limited to: 1. <i>Allotment</i> size and dimensions i. <i>Allotment</i> dimensions of <i>subdivisions</i> in the Commercial Zone ii. Size and dimensions of <i>allotments</i> for <i>access, utilities, reserves</i> and <i>roads</i> iii. Size and dimensions of <i>allotments</i> for heritage items and <i>archaeological sites</i>. 2. <i>Subdivision</i> design i. Relationship and orientation of <i>allotments</i> ii. The location of walkways and cycleways iii. The provision and/or use of stormwater channels and wetland areas iv. The degree to which <i>subdivision</i> design, including the location of <i>roads</i> and <i>reserves</i> recognises and provides for existing high voltage electricity transmission lines so that reasonable <i>access</i> to the lines is maintained. 3. Roading, <i>access</i>, and vehicle crossings i. The location, alignment and pattern of roading or service lanes ii. The location and provision of <i>access</i> to <i>allotments</i> for vehicles, cycles and pedestrians iii. Any financial contributions to be made by the applicant iv. <i>Road reserves</i> and provision for future <i>subdivision</i> on adjoining land v. The standard of construction required for roading, <i>access</i> and vehicle crossings, other than as required by SUB-S6 to SUB-S8 vi. Street lighting vii. Naming of private vehicular <i>access</i> viii. Protection of <i>road reserves</i> and vehicle crossings ix. Requirement for seal, in relation to any <i>road</i> where on any part of its length it has a gradient steeper than 1 in 8 and in relation to any private <i>access</i> with a gradient of steeper than 1 in 6 on any part of its length x. Any environmental effects of providing <i>access</i> xi. Provision of <i>access</i> strips xii. Provision of <i>esplanade reserves</i> or <i>strips</i>

	xiii. The purpose of the <i>esplanade strip</i> provisions. 4. Natural hazards Liquefaction within the Liquefaction Hazard Overlay, with the matters of control restricted to: i. Geotechnical recommendations from a site-specific geotechnical assessment of liquefaction hazard, including testing of soils; ii. Location, size and design of the subdivision, roads, access, services; iii. Recommendations for foundations for future buildings; iv. Remediation and ground treatment. <u>Slope stability in the Ocean Ridge Development Area within the Greenlane Area and that part of the Hub Area north of Ludley Drive as shown on Outline Development Plan 1 in DEV2 Appendix 1, with the matters of control restricted to:</u> v. <u>Geotechnical recommendations from a site-specific geotechnical assessment of slope stability and shallow soil creep, including testing of soils; and</u> vi. <u>The matters at 4.ii – 4.iv above as relates to slope stability and shallow soil creep.</u> 5. Earthworks i. Effects on the stability of land ii. Whether appropriate safeguards are in place to avoid contact with or flashovers from high voltage electricity transmission lines, and effects on the stability of support structures; iii. <u>In the Ocean Ridge Development Area within the Farm Area as shown on Outline Development Plan 1 in DEV2 Appendix 1, measures to protect earthworks for building platforms from potential erosion effects from a flood breakout event of the Kowhai River with an annual exceedance probability of 0.2%.</u> 6. Water supply i. The supply of potable water in any zone from a reticulated water supply system, which is not owned by the Council, or where no reticulated supply is available. ii. The supply of potable water in any zone, where a Council reticulated system does not have sufficient capacity iii. Water supplies for firefighting purposes iv. The standard of water supply infrastructure installed in <i>subdivisions</i>, and the adequacy of existing supply systems outside the <i>subdivision</i>
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	v. Any financial contributions required in respect of water supply vi. The quantity of water to be supplied vii. The need for potable water to be supplied or consent notices to be imposed in the General Rural Zone viii. The aesthetics and quality of potable water supplied. 7. Stormwater disposal i. The capacity of existing and proposed stormwater infrastructure and disposal systems ii. The effectiveness and environmental impacts of any measures proposed for mitigating the effects of stormwater run-off, including the control of water-borne contaminants, litter and sediments iii. The location, scale and construction of stormwater infrastructure iv. Any financial contributions required in respect to stormwater disposal. 8. Sewage disposal i. The method of sewage disposal and treatment systems where a community or public reticulation and treatment is not available ii. The capacity of, and impacts on, the existing reticulated sewage disposal system iii. The location and environmental effects of the proposed sewage system iv. Any financial contributions that may be required in respect of sewage provision v. Whether an individual, or a joint connection, is required vi. The need for reticulated sewage disposal and/or treatment in the General Rural Zone. 9. Trade waste disposal i. The disposal of trade waste. 10. Energy supply and telecommunications i. The adequacy and standard of electrical <i>utility</i> installation. ii. The adequacy and standard of telecommunications installation. 11. Vegetation and landscape i. The preservation of vegetation and landscape ii. The impact of the <i>subdivision</i> on the Rural Amenity and Landscape character iii. Any financial contributions that may be required to offset adverse effects on vegetation or landscape. iv. <u>For subdivision in the Ocean Ridge Development Area the following matters relating to Restoration and</u>
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	<u>Amenity Planting areas as identified and described in the Outline Development Plan at DEV2 Appendix 1:</u> a. <u>the location and total area of land to be subject to restoration and amenity planting;</u> b. <u>where any planting is proposed in alternate locations relative to the areas indicated on Outline Development Plan 3 or Plan 5 in DEV2-Appendix 1, whether a similar or better restoration or amenity outcome will be provided for;</u> c. <u>the species, density and grade of vegetation to be provided in areas dedicated to restoration and amenity planting;</u> d. <u>requirements for monitoring, replacement, pest management and fencing;</u> e. <u>location of any pathways, bridges, furniture or other small structures to be established in restoration planting areas; and</u> f. <u>legal mechanisms required to provide for the ongoing protection and effective management of planting areas.</u> 12. Easements i. The need to create easements for any purpose. 13. Building location i. The location of buildings and floor height ii. The extent of separation between building platforms and existing high voltage transmission lines, taking into account the requirements of NZECP:34 or any subsequent code of practice. 14. Soil contamination i. Whether the <i>site</i> contains any known contaminants ii. The nature and extent of any soil contamination and risk to human health iii. Any mitigation or de-contamination measures iv. Whether a <i>site</i> has the potential to be contaminated from past or existing activities. 15. Light Emissions i. All subdivision applications within the Light Industrial Zone shall provide a detailed light management plan. This must consider the light emission effects on the flight path of the Hutton's Shearwater. The plans must be approved by Kaikōura Districts Council Infrastructure Team prior to s224 certification. 16. <u>Ocean Ridge Development Area Outline Development Plan</u>
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		i. <u>The spatial elements on Outline Development Plans 1-5 and the Development Requirements in DEV2-Appendix 1.</u>
All zones (except the Marine Facilities Zone)	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-S1 to SUB-S9<u>10</u>. Matters of discretion are restricted to: 1. The matters of discretion of any standard that is not met 2. The matters of control listed under SUB-R1(1) 3. <u>In the Ocean Ridge Development Area, whether any departure from relevant elements on Outline Development Plans 1-5 or relevant Development Requirements in DEV2-Appendix 1 results in similar or better environmental outcomes.</u>	
Kaikōura Peninsula Tourism Development Area	3. Activity status: Restricted discretionary Where: a. The land to be subdivided is within the Lifestyle Living Area as shown on the Outline Development Plan for the zone in DEV1 Appendix 1. Matters of discretion are restricted to: 1. <i>Allotment</i> layout and design 2. Suitable building platform for each lot 3. The bulk, height, location, foundations, or height of floor levels of any structure or building on the <i>allotments</i> 4. Within the Lifestyle Living Area or any part thereof, or within any part of land adjacent to, but not forming part of the Lifestyle Living Area, any risk of and proposed mitigation against erosion, subsidence, slippage or inundation from any source (being in the case of land not forming part of the <i>subdivision</i>, subsidence, slippage, erosion or inundation arising or likely to arise as a result of the works in the Lifestyle Living Area) 5. Any filling and compaction of the land and <i>earthworks</i> to be carried out 6. The matters of discretion listed in standards SUB-S1 to SUB-S9 and SUB-S12 7. The matters of control listed under SUB-R1(1).	

All zones within the: URBAN FLOOD ASSESSMENT OVERLAY: or NON-URBAN FLOOD ASSESSMENT OVERLAY; or DEBRIS INUNDATION OVERLAY; or FAULT AWARENESS OVERLAY	4. Activity status: Restricted Discretionary Where: a. Any subdivision locates a new hazard sensitive building platform within the: - the Urban Flood Assessment Overlay, <u>except where b. below applies;</u> - the Non-Urban Flood Assessment Overlay outside of a High Flood Hazard Area as stated in a Flood Assessment Certificate issued in accordance with activity standard NH-S1; - the Debris Inundation Overlay; or - the Fault Awareness Overlay. b. <u>This rule does not apply to the subdivision of land in the Urban Flood Assessment Overlay within the Ocean Ridge Development Area were it can be demonstrated that all hazard sensitive buildings within proposed allotments are ably to comply with Rule NH-R14(1).</u> Matters of discretion are restricted to: - Geotechnical recommendations from a site-specific geotechnical assessment of hazards, including testing of soils; - Flooding mitigation recommendations from a site-specific flooding assessment; - Location, size, and design of the subdivision, roads, access, services and the extent to which natural hazard risk is managed; - Recommendations for foundations for future buildings and ground remediation; - The level of risk; and - The potential effects of mitigation measures.
Kaikōura Business Park - Outline Development Area	5. Activity status: Restricted Discretionary Where: c. Compliance is not achieved with standard SUB-S13. Matters of discretion: - The matters of discretion of any standard not complied with. - The extent to which development is in accordance with the outline development plan.

		2. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and means of mitigating this. 3. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the development plan area and connections with the wider network), and associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the transport network. 4. The degree to which any reverse sensitivity effects are avoided or mitigated through landscaping. Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified. Unless written approval is provided, NZ Transport Agency Waka Kotahi will be considered as an affected party for the purpose of limited notification.
	Marine Facilities Zone	5. Activity status: Discretionary.
	General Residential Zone	6. Activity status: Discretionary Where: a. The land to be subdivided fronts onto The Esplanade between Torquay Street and Wakatu Quay.
	All zones (except Ocean Ridge Development Area)	7. Activity status: Discretionary Where: a. The land to be subdivided is located within Flood Hazard Areas 1, 1a, 2, 2a, or P.
	General Residential Zone Settlement Zones	8. Activity status: Discretionary Where: a. The land to be subdivided is located within 50 linear metres of the Coastal Marine Area.
	General Rural Zone	9. Activity status: Discretionary Where:

		a. The land to be subdivided is located within 100 linear metres of the Coastal Marine Area.
	Ocean Ridge Development Area	10. Activity status: Discretionary Where: a. <i>Subdivision</i> results in additional discharge of stormwater to the Lyell Creek catchment.
	Kaikōura Peninsula Tourism Development Area	11. Activity status: Non-complying Where: a. The land to be subdivided is located outside the Building Platform Areas or the Lifestyle Living Area shown in the Outline Development Plan for the zone in DEV1 Appendix 1, except where provided for in SUB-R1(3).
	Kaikōura Peninsula Tourism Development Area	12. Activity status: Non-complying Where: b. The land to be subdivided is located within the Lifestyle Living Area shown in the Outline Development Plan for the zone in DEV1 Appendix 1, and cannot comply with any of the following: i. The <i>subdivision</i> consent shall be lodged in conjunction with an Overall Structure Plan for <i>subdivision</i> and all required land use consent activities in accordance with the matters listed in SUB-R1(3) ii. Any <i>subdivision</i> shall be in accordance with the Overall Structure Plan approved at the time of <i>subdivision</i> and land use consent iii. Compliance is achieved with standards SUB-S1 to SUB-S12. iv. Compliance is achieved with standards SUB-S2(2).
	Ocean Ridge Development Area	13. Activity status: Non-complying Where: a. The <i>subdivision</i> does not comply with any one or more of the standards in SUB-S10 and SUB-S11, excluding SUB-S10(1).
	All zones within the:	14. Activity status: Non-complying Where:

Fault Avoidance Overlay	a. Any subdivision locates a platform for a new hazard sensitive building within the Fault Avoidance Overlay;
All zones within the: Non-Urban Flood Assessment Overlay	15. Activity status: Non-complying Where: a. Any subdivision locates a platform for a new hazard sensitive building within a High Flood Hazard Area within the Non-urban Flood Assessment Overlay as stated in a Flood Assessment Certificate issued in accordance with activity standard NH-S1.
Ocean Ridge Development Area	16. Activity status: Prohibited Where: a. The subdivision results in the creation of more than 336 residential allotments ; or b. Does not comply with standard SUB-S1.

Standards

SUB-S1	Minimum allotment sizes
1. All <i>allotments</i> created must comply with the minimum <i>allotment</i> size set out in SUB - Table 1: Minimum allotment sizes.	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.
SUB-S2	Water supply
1. In the General Rural Zone (where new <i>allotments</i> for one or more visitor accommodation or residential unit are anticipated) and Residential, Settlement, and Commercial zones and Kaikōura Peninsula Tourism and	Matters of discretion: The effects of not meeting the standard.

Ocean Ridge Development Areas where a Council or community reticulated water supply exists and has sufficient capacity, all new <i>allotments</i> (other than <i>allotments</i> for access, <i>roads</i>, <i>utilities</i> and <i>reserves</i>) shall be provided with a connection to the reticulated system, laid to the boundary of the <i>allotment</i>. Except: 2. In any zone (except the Lifestyle Living Area shown on the Outline Development Plan for the Kaikōura Peninsula Tourism Development Area in DEV1 Appendix 1 and the Inland Kaikōura Road Outline Development Plan in Appendix 7) where a Council or Community reticulated water supply has insufficient capacity to service the new lots: a. All new <i>allotments</i> serving 25 or fewer people for less than 60 days per year shall be provided with a potable water supply, and b. all new <i>allotments</i> serving more than 25 people for more than 60 days per year shall be provided with a community drinking water supply Except that this shall not include <i>allotments</i> for access, <i>roads</i>, <i>utilities</i> and <i>reserves</i>.	Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
SUB-S3	Sewage disposal
1. In Residential and Commercial Zones and Ocean Ridge and Kaikōura Peninsula Tourism Development Areas, each new <i>allotment</i> shall be provided with a sewerage connection to the boundary of the <i>allotment</i>, except where <i>allotments</i> are for access;	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.

<i>roads</i>; and <i>utilities</i> and <i>reserves</i> not requiring sewage disposal. 2. In any zone other than Residential and Commercial Zones and Ocean Ridge and Kaikōura Peninsula Tourism Development Areas, where <i>subdivision</i> is for 10 or more <i>allotments</i>, and residential units or commercial activities are proposed, a community sewerage system shall be provided and each lot shall be connected to the system, except where <i>allotments</i> are for <i>access</i>; <i>roads</i>; and <i>utilities</i> and <i>reserves</i> not requiring sewage disposal.	
SUB-S4	Energy supply, telephone systems, and high voltage electricity transmission lines
1. All new <i>allotments</i> in the Residential, Settlement, and Commercial Zones and Ocean Ridge and Kaikōura Peninsula Tourism Development Areas shall be provided with connections to electric supply and telecommunications systems to the boundary of the <i>allotment</i> except where <i>allotments</i> are for <i>access</i>, <i>roads</i>, <i>utilities</i>, or <i>reserves</i>. Refer to the EI - Energy and Infrastructure chapter for standards relating to lines. 2. High Voltage Electricity Transmission Lines – No new <i>allotments</i> shall be created, either wholly or partially, within 20m of the centre line of any electricity transmission line with a voltage of 66kV or higher, except that this rule shall not apply to the Ocean Ridge Development Area where DEV2-S17 applies.	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.
SUB-S5	Preservation of vegetation

1. Any protected tree, or group of trees, listed in TREE Appendix 1, shall be preserved and a Consent Notice shall be registered requiring continual preservation as an ongoing condition for approval to the <i>allotment</i> containing such trees.	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.
SUB-S6	Property access - general
1. Every <i>allotment</i> shall have a frontage or legal <i>access</i> to an existing <i>road</i> or to a new road. Vehicle crossings shall be provided in terms of the vehicle crossing provisions of the TRAN - Transportation chapter. 2. Where the existing <i>road</i> frontage is subject to a <i>road</i> widening designation, provision shall be made to enable the Council to acquire such land when required, by separately defining the parcels of land.	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.
SUB-S7	Property access - roads
1. All new roads shall be laid out and vested in the Council, in accordance with the standards set out in SUB - Table 2: Road classification and pavement structure. 2. The carriageway of all new roads laid out and vested in accordance with a above shall be formed and sealed. 3. Footpaths shall be constructed as a sealed strip, of asphaltic concrete or concrete, of 1.4m width within the berm. All areas of berms not sealed in footpath are to be formed in grass. 4. In the General Residential Zone, Ocean Ridge Development Area, Settlement Zone, and General Rural Zone, cul-de-sac shall be constructed with turning heads of 9	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.

metres radius, measured kerb face to kerb face. 5. All new roads vested upon <i>subdivision</i> of land shall be given distinctive names not already in use with the area covered by the District Council. The name shall be agreed to by the Council. 6. No new <i>road</i> shall be laid out or constructed with a gradient on any part of its length steeper than 1 in 8, except that in the Ocean Ridge Ocean Ridge and Kaikōura Peninsula Tourism Development Areas the gradient on any part of its length shall not be steeper than 1 in 6. Where such new roads are curved, the gradient shall be measured on the inside kerb alignment.	
SUB-S8	Property access
1. Vehicle Access a. All vehicle access to fee simple title <i>allotments</i>, cross leases, unit titles or leased premises shall be in accordance with the standards set out in SUB - Table 3: Vehicle access, excluding Kaikōura Peninsula Tourism Development Area below, except that this rule shall not apply to: i. Vehicle crossings directly onto individual <i>sites</i>, which do not involve an access (refer to the definition of “access”), and ii. The Kaikōura Peninsula Tourism Development Area. b. In the Kaikōura Peninsula Tourism Development Area all vehicle access to and within fee simple title <i>allotments</i>, cross leases, unit titles or leased premises shall be in accordance with the standards set	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.

out in SUB - Table 4: Vehicle access for Kaikōura Peninsula Tourism Development Area, below. 2. Minimum height clearance for vehicle access shall be 4.5m. 3. All vehicle access onto sealed roads or service lanes shall be in accordance with the vehicle crossing provision of the rules in TRAN - Transport. 4. Within a General Residential, Settlement or Commercial Zone, or Ocean Ridge Development Area where a vehicle access serves more than one <i>allotment</i>, it shall be formed and sealed. 5. Where a vehicle access serves more than 6 <i>allotments</i> in a General Residential, Settlement or Commercial Zone or more than 10 <i>allotments</i> in any other zone, access shall be provided by way of a road, except that this rule does not apply to the Kaikōura Peninsula Tourism Development Area. 6. No new vehicle access shall be laid out or constructed with a gradient on any part of its length steeper than 1 in 6. Where such new accesses are curved, the gradient shall be measured on the inside kerb alignment. 7. Where curves of a private vehicular access have a radius of less than 50m, the gradient on any part of its length shall not be steeper than 1 in 8, except that in the Ocean Ridge Development Area the gradient on any part of its length shall not be steeper than 1 in 6. 8. Within the Kaikōura Peninsula Tourism Development Area crossfalls on the carriageway	
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shoulders and swale drains shall not exceed 3:1 (H:V) between the outer edge of each traffic lane and the centreline of the swales.	
SUB-S9	Esplanade provision
1. In all zones, whenever any <i>subdivision</i> occurs adjacent to any river or lake or the mark of Mean High Water Springs, an <i>esplanade reserve</i> or <i>esplanade strip</i> may be required at the discretion of the Council, where the following conditions are met: a. Where, in the case of a river, the bed has an average width of 3 metres or more where the river flows through or adjoins an <i>allotment</i>, and; b. Where in the case of a lake, the bed has an area of 8ha or more, and; c. Where the river, lake or Coastal Marine Area contains values which give rise to any one or more of the purposes in SUB - Schedule 1 of this part of the Plan. 2. Any <i>esplanade reserve</i> or <i>esplanade strip</i> required under SUB-S9(1) shall be 20m in width, except that the Council may approve a reduction, provided that the minimum width shall not be less than 5m and it achieves the purposes of the reserve or strip, as set out in Schedule 1 to this part of the Plan. 3. Where Section 236 (Land previously set aside or reserved) of the Act applies to land comprised in the <i>subdivision</i>, and an <i>esplanade reserve</i> is required in accordance with SUB-S9(1) above, and the width that was previously set aside is less	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.

than 20 metres, or the width has been diminished by erosion or avulsion, then additional land shall be vested making the <i>esplanade reserve</i> not less than 20 metres in width, except that the Council may approve a reduction, provided that the minimum width shall not be less than 5m and it achieves the purposes of the <i>reserve</i>, as set out in Schedule 1 to this part of the Plan. 4. Exemption: SUB-S9(1) shall not apply where a <i>subdivision</i> is for any of the following purposes: a. Minor adjustment to an existing cross-lease or unit title due to the increase in the size of the <i>allotment</i> by alterations to the building outline or the addition of accessory buildings; b. Minor boundary adjustment to an <i>allotment</i> involving an alteration of no more than 10% of the <i>allotment</i> area; or c. Solely due to land being acquired or created for a <i>road</i> designation, public <i>utility</i> or <i>reserve</i>. Note: <i>Esplanade reserves or strips</i> 5. Section 235 of the Resource Management Act allows the creation of an <i>esplanade strip</i> at any time, for any purpose specified in the matters of discretion of this standard, by agreement between the Council and the landowner. Section 237B of the Resource Management Act allows the creation of an <i>access strip</i> (easement over the land) at any time to provide <i>access</i> to an <i>esplanade reserve</i> or <i>esplanade strip</i>.	
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6. All land in coastal marine areas shall vest in the Crown with the Minister of Conservation's consent, or if consent not given, in the Council. 7. Where an <i>esplanade reserve</i> is to vest, the adjoining bed of rivers shall vest in the Council. 8. Where an <i>esplanade strip</i> is to be created, the adjoining bed of the river shall not be vested in the Council. 9. In determining whether an <i>esplanade reserve</i> or an <i>esplanade strip</i> is required under SUB-S9(1), and in determining whether a lesser width of the <i>reserve</i> or <i>strip</i> is appropriate if the width required under SUB-S9(2) is not provided. d. Conservation values: To contribute to the protection of conservation values by: i. Maintaining or enhancing the natural functioning of the adjacent sea, river or lake; ii. Maintaining or enhancing water quality; iii. Maintaining or enhancing aquatic habitats; iv. Protecting the natural values associated with the <i>esplanade reserve</i>; v. Mitigating <i>natural hazards</i> e. Public access: To enable public access to or along the coast and any river or lake; f. Recreational values: To enable public recreational use of the <i>esplanade reserve</i> or <i>strip</i> and adjacent sea, river or lake, where the use is compatible with conservation values.	
SUB-S10	Ocean Ridge Development Area
1. The total number of residential <i>allotments</i> within the Ocean Ridge Development Area shall not exceed <u>486</u>	Matters of discretion:

336. The maximum number of residential <i>allotments</i> within each of the Residential, Low Density Residential and Mixed Use <u>Foundation Areas and Sub Areas</u> shown on the Outline Development Plan 1 in DEV2 Appendix 1 shall not exceed the following: <u>Foundation Areas</u> a. Residential Area A = 74 b. Residential Area B = 3856 c. Low Density Residential Area D (i) <u>C</u> = 40 d. Low Density Residential Area D = 614 <u>Sub-Areas</u> e. Residential The Crest Area G = 35 f. Residential Greenlane Area-E = 22047 g. Residential The Farm Area F = 6037 h. Residential Country Living Area G = 513 i. Mixed Use The Hub Area = 240 <u>Note: The maximum allotment numbers in the Foundation Areas and Sub-Areas, in combination, exceeds the overall maximum of 486 allotments. This is to enable a degree of flexibility with final sub-area yield at subdivision stage; however, compliance with the overall 486 allotment maximum will necessitate lower respective yields in some Sub-areas.</u> 2. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for the 35th residential allotment in the Low Density Residential Area C-D (i), a 1.5m wide right of way in favour of the Kaikōura District Council, shall be	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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created and be located in accordance with the walking tracks shown on the Outline Development Plan 1 in Appendix 1. 3. The walking tracks required in SUB-S10(2) above shall be established in accordance with the Native Planting Restoration Management Plan. 4. The Community and Recreational Use shown on the Outline Development Plan 1 in Appendix 1 are, on <i>subdivision</i>, to be vested with the Council as Recreation Reserve. 5. Access roads and the Future Road Link shall be located in accordance with those locations shown on Outline Development Plan 1 in Appendix 1. 62. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any <i>subdivision</i> creating the overall <u>No more than 168th residential allotments for residential use</u> or alternatively the 40th <i>allotment</i> in the Residential Area B whichever occurs first as shown on the Outline Development Plan 1 in Appendix 1, the following shall be <u>created completed: prior to a road connection between Ocean Ridge Drive to and Green Lane being formed and operational for vehicle use</u>, shown on Outline Development Plan 1 in Appendix 1, shall have been fully constructed for public vehicular use, and is available for that use. 7. The railway crossing is constructed to Kiwirail (or any successor) specifications and is available for public vehicular use. 8. Each contiguous land area within the Open Space/Grazing Area shown on the Outline Development Plan 1 in Appendix 1 shall be held in one fee simple record of title or alternatively be	
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amalgamated with one or more adjoining titles. 93. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for residential <i>allotments</i> LDR 18 to 45 in the Low Density Residential Area C D(i) shown in the Outline Development Plan 32 in Appendix 2, the following shall be completed: a. A Floating Building Height Contour Diagram for each <i>allotment</i> shall be produced. b. The Floating Building Height Contour Diagram, when prepared, shall enable a plane to be determined from a series of contours. c. This plane shall be created at such a level that any building that is at or under the plane would not protrude above the main ridgeline, as viewed from the South Bay boat ramp and the viewing platform on the KDC Water Reservoir, Maui Street (refer to Designations D45 in the Plan. d. A geotechnical report specific to the area being subdivide shall be produced. The geotechnical report shall determine the suitability of each <i>allotment</i> proposed and take into consideration recommendations of existing geotechnical reports. Note: The maximum height of any building is determined by the height between the existing ground level and the plane described above unless otherwise stipulated in the land use rules for the Ocean Ridge Development Area. 104. The subdivision size and shape of the low density residential <i>allotments</i> in Low Density Residential Area D(i) and their	
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respective curtilage and building areas shall be in <u>general</u> accordance with those boundaries shown on the Outline Development Plans <u>1-5</u> and all relevant <u>Development Requirements 2</u> in <u>DEV2-Appendix 1</u> 2.	
SUB-S11	Native Planting Area Standards
The following standards apply to Native Planting Restoration Areas, Mixed Native Visual Integration Planting shown on Outline Development Plan 1 in Appendix 1 and the Residential Native Planting Areas and Road Side Native Planting shown on Outline Development Plan 2 in Appendix 2 relating to the Ocean Ridge Development Area: 1. The Native Planting Restoration Area (dryland only) shown on the Outline Development Plan 1 in Appendix 1 shall be held in one fee simple record of title. 2. A Native Planting Restoration Management Plan shall be submitted to the Council for approval as part of any subdivision application. It shall provide for: a. The retention of existing indigenous vegetation b. Native species to be planted and planting location (in accordance with Appendix 1: Outline Development Plan 1), density, and staging c. Preparation of ground for planting d. Maintenance requirements, including weed and pest removal, monitoring and replacement of plants e. Construction of walking tracks f. Fencing	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.

g. Native species to be planted in the vicinity of high voltage transmission lines and which at maturity will comply with the requirements of the Electricity (Hazards from Trees) Regulations (2003) or any subsequent replacement or amendment thereof. 3. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential <i>allotment</i> in the Ocean Ridge Development Area, which adjoins Native Planting Restoration Areas or Mixed Native Visual Integration Planting shown on Outline Development Plan 1 in Appendix 1 the following shall be completed: a. Native restoration plantings shown in the Native Planting Restoration Areas (wetland/riparian and dryland) in Outline Development Plan 1 in Appendix 1 shall be established at a rate of one hectare per seven and a half residential lots being created. b. The Native Planting Restoration Area (wetland/riparian and dryland), or parts thereof, as shown in the Outline Development Plan 1 in Appendix 1 shall be fenced to permanently exclude stock prior to the establishment of any native restoration plantings in any particular area. (Refer to SUB-S11(2)). c. The native restoration plantings shall be established in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). d. The native restoration plantings, including any existing indigenous vegetation, in the Native Restoration	
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Plantings Area shall be protected and maintained on an on-going basis, in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)) and this condition is to be secured by way of a Consent Notice on any titles containing a Native Planting Restoration Area. 4. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential <i>allotment</i> in the Low Density Residential Area D(i) shown in the Outline Development Plan 2 in Appendix 2, the following shall be completed: a. The establishment of the plantings in the Residential Native Planting Areas within the Low Density Residential Area D(i), shown in the Outline Development Plan 2 in Appendix 2. b. The establishment of the plantings within the Residential Native Planting Areas shall be in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). c. Fencing to permanently exclude stock from the Residential Native Planting Areas shall be constructed prior to the establishment of the plantings in these areas. d. All plantings in the Residential Native Plantings Areas, including any existing indigenous vegetation, shall be protected, and maintained on an on-going basis, in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)).	
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e. The above standard SUB-S11(4)(d) is to be secured by way of a Consent Notice on the title for each residential <i>allotment</i> in the Low Density Residential Areas D(i) shown in the Outline Development Plan 2 in Appendix 2. 4. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential <i>allotment</i> within the Low Density Residential Area D(i), and adjacent to the Road Side Native Planting shown in the Outline Development Plan 2 in Appendix 2, the following shall be completed: a. The establishment of the native plantings adjacent to the relevant residential <i>allotments</i> shall have been established in the Road Side Native Planting shown in the Outline Development Plan 2 in Appendix 2. b. The establishment of the native plantings in the Road Side Native Planting Areas shall be in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). cb. Fencing to exclude stock from the native plantings in the Road Side Native Planting shall be constructed prior to the establishment of the plantings in these areas. 5. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential <i>allotment</i> in Area E shown in the Outline Development Plan 1 in Appendix 1, the following shall be completed:	
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a. The establishment of the Mixed Native Visual Integration Planting (MNVIP) shown within Area E and adjoining the Trans Coastal Rail Line in the Outline Development Plan 1 in Appendix 1 shall be established and maintained on an on-going basis, in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). b. North of the access road to Green Lane between the common boundary of Areas E and F shown in the Outline Development Plan 1 in Appendix 1 and the Main North railway corridor a 1.5m high fence shall be constructed. 6. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential allotment adjoining the Railway line or along the eastern boundary of Area F shown in the Outline Development Plan 1 in Appendix 1, the following shall be completed: a. The establishment of the Mixed Native Visual Integration Planting (MNVIP) shown within Area F of Outline Development Plan 1 in Appendix 1 shall be established and maintained on an on-going basis, in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). b. The future road link shall be vested in the Kaikōura District Council. 7. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential allotment within Area G shown in the Outline Development	
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Plan 1 in Appendix 1, the following shall be completed: The establishment of clustered street tree planting to be located in the road reserve at the time of <i>subdivision</i>. The cluster tree planting shall be in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). Standards SUB-S11(6)(a) and SUB-S11(7)(a) is to be secured by way of a Consent Notice on the title for each <i>allotment</i> which contains MNVIP.	
SUB-S12	Kaikōura Peninsula Tourism Development Area
The following standards shall also apply to the Lifestyle Living Area shown in DEV1 Appendix 1, in the Kaikōura Peninsula Tourism Development Area, provided that: - The <i>subdivision</i> and land use consent are applied for concurrently and no <i>subdivision</i> may be approved without all required Land Use consents. - An Overall Structure Plan for the whole Lifestyle Living Area must be prepared and lodged with the <i>subdivision</i> consent application. - The maximum number of residential <i>allotments</i> within the Lifestyle Living Area shall be 30. <i>Subdivision</i> design including location of services and <i>access</i> and roading layout for the Lifestyle Living Area shown on the Outline Development Plan in DEV1 Appendix 1 shall be designed in order to minimise any visual impact on the landscape value of the Upper Peninsula Terraces and the unbuilt Eastern Peninsula Area.	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

5. The vehicle access to the Lifestyle Living Area shown on the Outline Development Plan in DEV1 Appendix 1, shall be fully constructed including cycle and pedestrian access to the standard outlined in TRAN Tables 2 to 4 and SUB-S8.	
SUB-S13	S13 Inland Kaikōura Road Outline Development Plan
The following performance standards shall also apply to the Inland Kaikōura Outline Development Plan shown in Appendix 7 of the Kaikōura District Plan. 1. All subdivision development shall be undertaken in accordance with the provisions of the ODP contained in Appendix 7. 2. Roading a. The primary road shall be located in accordance with the location shown on the Outline Development Plan in Appendix 7 and shall be vested in the Kaikōura District Council. b. There shall be no direct access to State Highway 1 from sites contained in the Outline Development Plan. 3. Landscaping All landscaping along the external perimeter of the Light Industrial Zone as depicted on the Outline Development Plan at Appendix 7, shall be landscaped to the following standards: a. A 6 m wide landscape strip shall be established along the boundaries of State Highway 1 and Inland Kaikōura Road. b. A 6 m wide landscape strip shall be established along all boundaries of the ODP which	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.

adjoin a site contained in another zone, except road boundaries. c. The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed or replaced. d. Any planting located near the entrance points of the ODP shall be reduced in height to ensure safe and sufficient sightlines. e. All planting shall be chosen from the Native Planting List contained in Appendix 1. This shall include a mixture of species from the categories contained in the list and have a minimum one tree or shrub per 10 m of road frontage (minimum height 1.5 m at the time of planting). A landscape plan in accordance with Policy 11 shall be provided as part of any subdivision application within the ODP area in Appendix 7. 4. Lighting All artificial lighting within the ODP boundaries is required to follow the light performance standards contained in Appendix 1.	
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Methods Other Than Rules

SUB-M1	Methods for natural hazards
The objectives and policies in SUB-O1 and SUB-P1 will be implemented through standards in the District Plan and conditions on resource consents relating to <i>natural hazards</i>.	
SUB-M2	Infrastructure for subdivision

Standards in the District Plan and conditions on resource consents relating to and including:

- a. effluent disposal;
- b. water supply;
- c. energy and communications servicing;
- d. stormwater disposal;
- e. access requirements and standards.

SUB-M3	Controls on shape and size of allotments
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Standards in the District Plan and conditions on resource consents relating to shape and dimension of *allotments*.

SUB-M4	Methods for subdivision design and amenity
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Standards in the District Plan and conditions on resource consents relating to and including:

- a. *sites* to be used for recreation purposes;
- b. roading and *access*;
- c. protection of significant natural, cultural and historic features;
- d. the subdivision of special *allotments*;
- e. the need to retain existing vegetation; and
- f. protection of Ngāi Tahu values, including waahi tapu and waahi taonga.

SUB-M5	Methods to protect natural, cultural, and heritage values
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Standards and conditions on resource consents relating to and including:

- a. protection of significant natural, cultural and heritage values;
- b. protection of Ngāi Tahu values, including waahi tapu and waahi taonga;
- c. protection of *sites* having ecological or habitat values.
- 6. Consultation with Ngāi Tahu in relation to *sites* of cultural value.
- 7. Education and advocacy.

SUB-M6	Methods to encourage energy efficiency
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- 1. Conditions on resource consents relating to and including the need to:

a. retain existing vegetation b. avoid erosion and run-off during the development of land 2. Through the Council's annual planning process, provide advice and information to people regarding the benefits of designing <i>subdivisions</i> to take advantage of the benefits of solar energy. 3. Within the Ocean Ridge Development Area <i>subdivision</i> controls on: a. The number, size and location of <i>allotments</i>; b. The location of <i>access</i>; c. Servicing, and; d. The establishment of <i>curtilage and building areas</i>, plantings and fencing. 4. Within the Ocean Ridge Development Area, the provision on <i>subdivision</i> of a recreational <i>reserves</i>, neighbourhood <i>reserves</i> in Residential Areas A and B, and walking and cycling tracks in the native planting restoration areas as shown on the Outline Development Plan 1 in Appendix 1, and also a contribution to a cycle track that links the zone with Kaikōura Township.	
SUB-M7	Methods for contaminated sites
1. Rules relating to <i>contaminated sites</i>. 2. Assessment Matters, which allow consideration of any potential risk from <i>contaminated sites</i>. 3. Liaise with the Regional Council in respect of <i>contaminated sites</i> and sites suspected of being contaminated.	

Principal Reasons

SUB-PR1	Roading and access
Roading and <i>access</i> standards within <i>subdivisions</i> need to reflect the volume and type of traffic anticipated. If high traffic volumes or large numbers of heavy vehicles are expected, <i>roads</i> and <i>accesses</i> will need to be constructed to higher standards. New <i>subdivision</i> roading needs to be integrated with the existing roading network so that efficiency and safety of the <i>road</i> network is not compromised. The opportunity also exists at the time of <i>subdivision</i> for the addition of walkways and cycleways to be considered. Roading and <i>access</i> can also have significant adverse visual effects on the environment. The location of roading and <i>access</i>, in terms of topography and landscape, and the design	

of access routes, should aim to enhance the natural environment and minimise any adverse visual effects.

SUB-PR2**Water supply**

Water supply to *allotments* created as a result of *subdivision* must be potable where human consumption is anticipated, and of sufficient quantity to provide for anticipated land use. In addition, where life and property need to be protected, ready access to sufficient water supplies must be available for firefighting purposes.

Subdivision and development often lead to the need for water supply systems to be upgraded unless the water supply system has excess capacity. The ability to connect to the water supply system at the property boundary must be provided by the subdivider. Where a public system is readily available, and where the required capacity exists, the subdivider or developer must provide for the connection to that system at the time of *subdivision*. Where a public system (i.e., reticulated Council or community system) is not available, an individual on-site system of sufficient capacity and of potable quality needs to be provided. In the rural area, and in the Tourism Development Area, the ability to connect to a potable water supply is necessary where accommodation is provided or where there are residential units.

SUB-PR3**Sewage and trade waste**

Effective treatment and disposal of sanitary sewage is required to ensure protection of the quality, and cultural acceptability of surface water, groundwater, coastal water and receiving waters. Where a reticulated sewerage system exists in General Residential, Comprehensive, Settlement, Tourism and Commercial Zones, connection is required. In rural areas where connection is impractical, or where a reticulated system does not exist, care must be taken to protect surface and ground water quality when treating and disposing of treated sewage. Resource consent may also be required from the Canterbury Regional Council in such cases.

In rural areas, where community reticulated systems do not exist, individual on-site systems are seen as generally suitable for isolated dwellings. Reticulated community treatment and disposal is favoured over individual on-site systems for the following reasons:

- a. the more sophisticated the individual on-site systems, the higher the maintenance and the greater the potential for failure;
- b. community systems generally provide a greater degree of protection as there is a separation between the public and any sewage disposal areas.

The Kaikōura Peninsula Tourism Development Area is intended to be connected to the Council's sewage system. In terms of trade waste, some industries involve processes

which generate large volumes of waste products which must be discharged to an approved outfall. Frequently, at the time of *subdivision*, it is not known what intensity of trade wastes will be generated and even when these are known, land uses may change in the future. Where connection to the Council sewerage system is available, provision for trade waste disposal will be made by way of connection to individual *allotments* at the time of *subdivision*.

SUB-PR4**Energy and communications**

Energy supply and telecommunications are regarded as essential services. The supply of these services to individual *sites* will require reticulated systems which are located below ground where practicable. Underground reticulation is required in order to protect visual amenity. The cost of underground reticulation is recognised, and therefore underground reticulation is required only where practicable.

SUB-PR5**Ecological, conservation, heritage, and Ngāi Tahu values**

Subdivision should enable the effective management and retention of areas of land containing significant natural, cultural and historic features, trees and areas of vegetation, wildlife habitats, *archaeological sites* and *sites* of importance to Ngāi Tahu.

Sites can be protected by *esplanade reserves*, *esplanade strips*, *access strips*, conservation covenants, bonds, caveats or other legal mechanisms. The most appropriate technique will depend on many factors, one of which is the desired ownership. *Esplanade strips*, *access strips*, covenants, bonds, and caveats allow for ownership to be retained by the landowner.

SUB-PR6**Subdivision design and amenity**

During the process of *subdivision* or subsequent development, existing vegetation is often cleared. As a consequence, the amenity of land can often be adversely affected until vegetation is re-established. At the time of *subdivision*, the opportunity exists for existing vegetation, in particular any significant trees to be retained. Retention of existing vegetation can also have benefits in terms of reducing erosion and run-off.

Matters such as roading design and layout, the shape and size of *allotments*, configuration and orientation of *allotments*, protection of views, and the network of open space can improve the amenity of *subdivisions* and enable developers to take advantage of the benefits of solar energy.

SUB-PR7**Stormwater**

It is important that any possible adverse effects of stormwater on neighbouring land are prevented by remedial works installed by the subdivider. Recognition and enhancement of the values of natural waterbodies and receiving waters is a necessary part of *subdivision* and subsequent land use developments. Open waterbodies can be visually attractive and generally provide an opportunity for enhancement through suitable landscape treatment. Preservation of natural waterbody systems is ecologically, culturally and environmentally desirable. The Regional Council may also require resource consent for discharge of stormwater.

SUB-PR8	Natural hazards
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There are areas within the District which are unsuitable for development because of the potential effects of *natural hazards*. Such hazards include flooding, sea level rise, coastal erosion, inundation, inland migration of coastal features like sand dunes, subsidence and slippage. Areas subject to these hazards may require specific mitigation or risk-avoidance measures.

In assessing applications for *subdivision* consents, the Council will take into account potential damage by *natural hazards* and whether the hazard can be adequately mitigated, avoided or remedied. In addition, the Council will ensure that any mitigation measures are adequate to overcome the hazard. The effects of the mitigation measure themselves also need to be considered, as they themselves may result in adverse environmental effects.

SUB-PR9	Contaminated sites
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There may be *sites* in the District which are contaminated, either as a result of past activities, or as a result of existing activities. These *sites* may be obvious, as in the case of old rural landfills, or there may be no records that they are contaminated.

Where a *site* is known or suspected to be contaminated, the type, degree and extent of contamination will need to be verified prior to *subdivision* so that the effects of any contamination on future land use can be assessed. The Regional Council maintains its own register of *contaminated sites* that may provide information on history, any remediation work, or the management of the *sites*.

Anticipated Environmental Results

SUB-A1	Anticipated environmental results relating to <i>subdivision</i>
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1. Safe, convenient access to and from subdivided *allotments*.

2. Water supplies, including potable drinking water, which are sufficient in quality and volume to meet the needs of land use and which are adequate for firefighting purposes.
3. Improved and extended patterns of vehicular, cycle and pedestrian linkages.
4. Adequate disposal of stormwater, sewage and trade wastes.
5. Retention and enhancement of natural drainage systems.
6. Adequate provision for energy supplies and telecommunications.
7. Maintenance of amenity values, public health, and the quality of the environment, particularly significant natural, cultural and heritage values.
8. A pattern of *subdivision* which complements the character of the land uses in the area concerned.
9. A pattern of *subdivision* consistent with roading patterns appropriate in residential environments.
10. A pattern of *subdivision* which allows *sites* to take advantage of solar energy.
11. Increased innovation in *subdivision* design and protection of significant trees or features.
12. Avoidance of potential risk from flooding, erosion or subsidence.
13. Recognition and protection of *sites* of Māori historical and cultural significance.
14. A pattern of *subdivision* which respects and allows for the retention and enhancement of the natural and open space character of the Kaikōura Peninsula.
15. Provision of suitable zoned land to meet the foreseeable residential needs of the Kaikōura Community.

SUB Table 1: Minimum allotment sizes

Allotments created by subdivision, including balance titles, shall not have a net area less than the net area specified for each zone in Table 1 below. Exceptions to minimum allotment sizes apply for access, utilities, roads and reserves, heritage items, and archaeological sites and areas as set out in Table 1, below.

Zone	Minimum net allotment area	
General Rural Zone	On any site outside the areas of Significant or Outstanding Landscape as identified on the Planning Maps, except in the Kaikōura Peninsula Tourism Development Area: 2 Hectares	
	On any site within the areas of Significant or Outstanding Landscape as identified on the Planning Maps, except in the Kaikōura Peninsula Tourism Development Area: 4 hectares	
General Residential	Medium Density Residential Precinct	500m ²

and Settlement Zones	Low Density Residential Precinct	1,000m ²
	Settlement Zone	500m ²
	except the average net allotment area of all lots shall not be less than the minimum areas specified above, provided that no one lot is less than 350m ² in area in the Medium Density Residential Precinct, and 750m ² in area in the Low Density Residential Precinct	
Commercial Zones	All precincts	60m ²
Kaikōura Peninsula Tourism Development Area	Land within the Building Platform Location Areas shown on the Outline Development Plan (DEV1 Appendix 1)	No minimum specified
	Land within the Lifestyle Living Area shown on the Outline Development Plan (DEV1 Appendix 1)	No minimum specified (see SUB-S12)
	Land outside the Building Platform Location Areas and outside the Lifestyle Living Area shown on the Outline Development Plan (DEV1 Appendix 1)	No lot size appropriate (see SUB-R1(10))
Light Industrial Zone	All precincts	500 m ²
Ocean Ridge Development Area	<u>All Foundation Areas and Sub-Areas</u> Residential Areas A, B, C, E, F, and G shown on the Outline Development Plan 1 (Appendix 1)	<u>Refer to minimum allotment sizes and details indicated on Outline Development Plans 2 and 3 in DEV2- Appendix 1</u> 500m ² Except that 20 residential allotments in Residential Area B may

		have a minimum area of 300m ²
	Low Density Residential Areas (D) District Plan shown on the Outline Development Plan 1 (Appendix 1)	1,500m ²
	Low Density Residential Area D(i) shown on the Outline Development Plan 1 (Appendix 1)	Refer to allotment shape shown in DEV2 Appendix 1 (SUB-S10(10))
	Mixed Use Area shown on the Outline Development Plan 1 (Appendix 1)	300m ²
	Open Space/Grazing Area shown on the Outline Development Plan 1 (Appendix 1)	Any area required to achieve SUB-S10 and SUB-S11.
	Native Planting Restoration Areas (dryland only) shown on the Outline Development Plan 1 (Appendix 1)	Refer to rule SUB-S11.
Access, utilities, roads, and reserves There shall be no specified minimum allotment sizes in any zone for allotments for access, utilities, reserves and roads provided that: - The area of the land contained within the allotment shall only be that area sufficient for the proposed allotments for access, utilities, reserves and roads; and - Sewage disposal is not required and; - Any balance area of land, which does not conform with the minimum lot sizes above shall be amalgamated with land in an adjoining Record of Title.		
Heritage items and archaeological sites and areas There shall be no specified minimum allotment sizes in any zone for allotments containing Historic Buildings listed in HH Appendix 1 and Archaeological Sites and Areas listed in HH Appendix 2 provided that: In the case of archaeological sites and Areas, subdivision is for the express purpose of protecting an archaeological site; and		

- b. The area of the land contained within the allotment shall only be that area sufficient for the protection of the listed area, site or item; and
- c. Sewage disposal is not required on the allotment containing the historic building and;
- d. Any balance area of land, which does not conform with the minimum lot sizes above shall be amalgamated with land in an adjoining Record of Title.

SUB Table 2: Road classification and pavement structure

Zone	Traffic volume (VPD) or residential units (RU)	Design Speed (kph)	Minimum road width (m)	Carriageway width (m)			Pavement structure. Two-layer basecourse construction. Depth (mm) aggregate type code.	
				Parking	Traffic	Total	Lower layer	Upper layer
GRZ, Set, Bus, ORCL, LIZ	<20 RU	40	12	1x2m	1x3.5m	5.5	100 SBAP 60	100 GAP 40
	>20 RU		14	1x2m	1x4m	6.0		
	<100 RU		15	2x2m	1x3.5m	7.5		
Rural	<200 VPD	100				3.5	Use SHPDRM design method	
GRZ, Set, Bus, ORCL, LIZ	400-1000 VPD	50		2x2.5m		8.0	200 SBAP 60	100 GAP 40
Rural	200-1000 VPD	100			2x3m	6.0		
GRZ, Set, Bus, ORCL, LIZ	800-3000 VPD	100		2x2m	2x3.5m	11.0	200 GAP 40 150 TNZ AP40	
Rural		50				7.0		

Rural	1000-4000 VPD	100				7.0	Use SHPDRM design method
GRZ, Set, Bus, ORCL, LIZ	3000 VPD	50		Specific design			

SUB Table 3: Vehicle access, excluding Kaikōura Peninsula Tourism Development Area

Design criteria			Required standards				
Zone	Potential number of lots	Length (m)	Legal width (m)	Carriage-way width (m)	Turning area	Passing bay	Footpaths
GRZ, ORCL, Set	1-2	Any length	3.5	3.0	Optional	Optional	Optional
GRZ, ORCL, Set	3-6	0-50	4	3.5	Required	Optional	Optional
GRZ, ORCL, Set	3-6	Over 50	4.5	4.0	Required	Required	Optional
Rural	1-5	Any length	6	4.0	Optional	Required	Optional
Rural	6-10	Any length	10	4.0	Optional	Required	Optional
All other zones	1-10	Any length	6.0	4.0	Required	Required	Optional

SUB Table 4: Vehicle access for Kaikōura Peninsula Tourism Development Area

Activity	Carriage -way width (m)	Parking	Turning area	Surface options	Drainage	Pavement structure	Footpaths
Primary vehicle access	8.0	No	Yes	All weathe r surface	Yes	Specific design	Yes
Secondary vehicle access	5.0	No	Yes	All weathe r surface	Yes	Specific design	Yes
Service lane	4.0	No	Yes, if there is a bend	All weathe r surface	Yes	Specific design	Optional

Plan Change amendments – Updated April 2026

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

Guide to annotated changes:

- Black text with no underline or strikethrough = operative provisions
- Black text with underline or ~~strikethrough~~ = notified PC6 amendments
- **Green** text with underline or ~~strikethrough~~ = updated amendments recommended by J Jones (April 2026)

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.
<u>Commercial activity (NPS)</u>	<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>

Key defined terms for this chapter	
Term	Definition
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.
<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</u>

Key defined terms for this chapter	
Term	Definition
	<u>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: 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:

Key defined terms for this chapter	
Term	Definition
	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; 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).

Key defined terms for this chapter	
Term	Definition
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.
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 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

Key defined terms for this chapter	
Term	Definition
	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.
Visitor Accommodation (NPS)	Means the land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

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

<u>DEV2-I1</u>	<u>Housing choice and affordability</u>
<u>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.</u>	
<u>DEV2-I21</u>	<u>Landscape and amenity values</u>
Inappropriate development can diminish the conservation, landscape and the amenity values of this area.	
<u>DEV2-I3</u>	<u>Commercial Activities and Community Facilities</u>
<u>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.</u>	

DEV2-I4	Stewardship
<u>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.</u>	
DEV2-I5	Wetlands and riparian areas
<u>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.</u>	

Objectives

DEV2-O1	Development is compatible with conservation, landscape, and amenity values outcome for the Ocean Ridge Development Area
<u>The Ocean Ridge Development Area is an attractive, comprehensively planned suburban neighbourhood characterised by:</u> <u>1. residential areas comprising a mixture of housing types, sizes and tenure arrangements;</u> <u>2. built form that is appropriately scaled and located in the site context;</u> <u>3. a vibrant mixed-use area that supports local needs for commercial, community and other non-residential activities;</u> <u>4. good connectivity for active transport modes and private vehicles alike;</u> <u>5. a network of reserves that support a variety of active and passive recreational values; and</u> <u>6. 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 <i>residential activities</i> and other associated <i>buildings</i> and uses that in terms of number, location and scale, sustain the conservation, landscape and <i>amenity values</i> experienced by locals and visitors to this part of the Kaikōura District	

Policies

DEV2-P1	Residential Activities
<u>Enable up to 486 residential units in the Ocean Ridge Development Area comprising a mixture of housing types, including:</u> <u>1. townhouses, apartments and other medium-density typologies;</u> <u>2. standalone dwellings on conventional suburban lots;</u> <u>3. large lot and lifestyle properties.</u>	

DEV2-P2	<u>Multi-unit housing</u>
Provide for multi-unit housing developments in the Farm, Greenlane and Hub Areas where it can be demonstrated that the development:	
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>
Provide for retirement villages in the Farm and Greenlane Areas where it can be demonstrated that the development:	
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>
Provide for lower density living opportunities in Residential Areas C and D, and in the Farm and Country Living Areas where:	
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>
Enable a wide range of compatible activities in the Hub Area where they are of an appropriate nature, scale and intensity, including:	
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	Limits on non-residential activities in the Hub Area
<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> <u>1. not result in significant adverse impacts on the vitality, role and function of the Commercial Zone or Mixed Use Precinct;</u> <u>2. not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network; and</u> <u>3. be compatible with adjoining land uses.</u>	
DEV2-P7	Industrial activities
<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> <u>1. not result in significant adverse impacts on the vitality, role and function of the Industrial Zone or Mixed Use Precinct;</u> <u>2. not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network; and</u> <u>3. be compatible with adjoining land uses.</u>	
DEV2-P86	Manage effects of hHome businesses
<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	Recognise nNative restoration planting
<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	Protection and maintenance of Nnative restoration planting is maintained
<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 those areas 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.</u>	
DEV2-P117	Enable supporting service activities 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</u>	

DEV2-P12	Development occurs according to the Outline Development Plan
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 <i>outline development plan</i> , so as to ensure the design elements of development are incorporated in order to maintain or enhance the quality of this environment.	
DEV2-P2	Control <i>buildings</i> to limit effects
To limit each residential area to a specified number of houses and to control location, <i>height</i> and <i>coverage</i> of <i>buildings</i> on individual allotments within the various areas so as to ensure the local environment is of a quality that would be expected by subsequent owners and the wider community, and to avoid adverse effects on neighbours such as shading.	
DEV2-P4	Require additional <i>building</i> controls and planting requirements
To provide additional <i>building</i> bulk, location and design controls, and planting requirements, on the more prominent ridge so as to mitigate the visual impact of development.	
DEV2-P7	Enable supporting service activities
To enable the establishment of <i>community</i> and <i>recreation activities</i> , <i>visitor accommodation</i> , and small-scale <i>restaurant</i> , <i>office</i> and <i>retail</i> sales, including the provision of convenience goods, in defined areas in order to provide services that are of a nature and scale appropriate to the comprehensive living environment.	
DEV2-P138	Ensure <u>Management of earthworks</u> are appropriately managed
To e Ensure <i>earthworks</i> 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; <u>and</u> 2. effectively manages risk from land instability, including historical landslide areas.	
DEV2-P914	Ensure provision of <u>Management of services</u>
To e Ensure: <u>water supply, wastewater, stormwater, electricity and telecommunications facilities necessary to service development in the Ocean Ridge Development Area</u> 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, <u>operated, maintained and upgraded</u> in a manner that <u>sustains</u> <u>avoids, remedies or mitigates adverse effects on the landscape and amenity values</u> of the area.	
DEV2-P150	Provide for <u>integrated road network</u>
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;
 - bc. 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. Activity status: Discretionary</u> Where: a. Compliance is not achieved with any of the requirements of <u>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 with DEV2-S3 is achieved with DEV2-S4 to DEV2-S18; <u>and</u> b. The visitor accommodation activities do not require new buildings or car parks c. The activity is located within the Mixed Use Hub Area shown on the Outline Development Plan 1 in <u>DEV2 Appendix 1.</u> 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-R3.1.a <u>is not achieved.</u> S8 to DEV2-S18; <u>or</u> 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 under <u>DEV2-S3.3 of any standard that is not complied with.</u> 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. Compliance with DEV2-S3 is achieved with DEV2-S1 to DEV2-S18; and b. The activity is located within the Hub Area shown on Outline Development Plan 1 in DEV2 Appendix 1.
	<u>All Areas</u>	2. Activity status: Restricted discretionary Where: a. 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.18 to DEV2-S18. Matters of discretion: 1. The matters of discretion under DEV2-S3.2 and DEV2-S3.3 of any standard that is not complied with.
	<u>All Areas</u>	3. Activity status: Discretionary Where: a. 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.
	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. 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.
		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 (excluding outdoor recreational activities)</i>
	<u>All Areas</u>	1. Activity status: Permitted Where: a. There are no associated <i>buildings</i> or carparks ba. Compliance is achieved with DEV2-S34 <u>is achieved to DEV2-S18; and</u> cb. The activity <u>ies are 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 or 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 Where: a. Compliance is not achieved with DEV2-R6.1.a <u>is not achieved S8 to DEV2-S18.</u> Matters of discretion: 3. The matters of discretion under <u>DEV2-S3.2 and DEV2-S3.3</u> of any standard that is not complied with.
	<u>All Areas</u>	4. Activity status: Discretionary Where:

		a. <u>Compliance with DEV2-R6.1.b is not achieved</u> The activity is located outside the Community and Recreational Use Area shown on the <u>Outline Development Plan 1</u> 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 Where:

		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 Where: a. Compliance is not achieved with DEV2-S8 to DEV2-S18. b. Compliance is not achieved with DEV2-R8(1)(b). Matters of discretion: 2. The matters of discretion of any standard that is not complied with.
	<u>All Areas</u>	23. Activity status: Discretionary Where: a. Compliance <u>with any of the requirements of</u> is not achieved with DEV2-R8.1, excluding DEV2-R8.1.d, is not achieved S4 to DEV2-S7.
	<u>All Areas</u>	<u>3. Activity status: Non-complying</u> <u>Where:</u> <u>a. 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.
DEV2-R14	<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-R16	<u>Maintenance and repair of buildings and structures</u>
<u>All Areas</u>	1. Activity status: <u>Permitted</u>

<u>DEV2-R17</u>	<u>Demolition or removal of buildings or structures</u>
<u>All Areas</u>	1. <u>Activity status: Permitted</u>
<u>DEV2-R18</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-R18.1 or a discretionary activity under DEV2-R18.5.</u> <u>Matters of discretion:</u> 2. <u>The extent and effect of non-compliance with any of the standards listed under DEV2-R18.1.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-R18.2 or a discretionary activity under DEV2-R18.5.</u> <u>Matters of discretion:</u> 1. <u>The extent and effect of non-compliance with any of the standards listed under DEV2-R18.1.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-R18.1.a.i;</u> ii. <u>DEV2-R18.1.a.ii;</u> iii. <u>DEV2-R18.1.a.iv;</u> iv. <u>DEV2-R18.2.a.i; or</u> v. <u>DEV2-R18.2.a.ii</u>
<u>DEV2-R19</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>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 and effect of non-compliance with any of the following standards and the matter(s) of discretion 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>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-R19.1 is not achieved.</u>
DEV2-R20	Fences and standalone walls
All Areas	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with DEV2-S18 is achieved.</u>
All Areas	2. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>Compliance with DEV2-R19.1 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

DEV2-S1	Residential <u>units</u> area size
<u>The maximum number of <i>residential units</i> within the Ocean Ridge Development Area shall not exceed 486 336. The maximum number of <i>residential units</i> within each of the Residential, Low Density Residential, and Mixed Use Foundation Areas and Sub Areas shown on the Outline Development Plan 1 in DEV2 Appendix 1, shall not exceed the following:</u> <u>Foundation Areas</u> 1. Residential Area A = 74 2. Residential Area B = <u>3856</u> 3. Low Density Residential Area D(i) C = 40 4. Low Density Residential Area D = <u>614</u> <u>Sub Areas</u> 5. Residential The Crest Area G = 35 6. Residential Greenlane Area E = <u>220-47</u> 7. Residential The Farm Area F = <u>60-37</u> 8. Residential Country Living Area G = <u>5-13</u> 9. Mixed Use The Hub Areas combined total = 20	<u>Matters of discretion:</u> <u>The effects of not meeting the standard.</u> <u>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</u>

<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. <u>Except where DEV2-S2.2 applies, no 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 net site area may reduce down to 300m² for up to:</u> 2. 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.	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</u> 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: <table border="1"> <thead> <tr> <th>Activity</th><th>Limit^(a)</th></tr> </thead> <tbody> <tr> <td colspan="2">Commercial activities</td></tr> <tr> <td colspan="2">Office</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">Retail^(c)</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">All other commercial activities</td></tr> <tr> <td>Cumulative GFA</td><td>2,000m²</td></tr> <tr> <td colspan="2">Visitor accommodation</td></tr> <tr> <td>Cumulative # of rooms^(d)</td><td>150</td></tr> </tbody> </table>	Activity	Limit ^(a)	Commercial activities		Office		Cumulative GFA ^(b)	400m ²	Individual tenancy GFA	250m ²	Retail^(c)		Cumulative GFA	1,200m ²	Individual tenancy GFA	250m ² except that two tenancies may occupy up to 400m ² each	All other commercial activities		Cumulative GFA	2,000m ²	Visitor accommodation		Cumulative # of rooms ^(d)	150	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.
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Visitor accommodation																									
Cumulative # of rooms ^(d)	150																								

Educational facilities	
Cumulative roll size	50 pupils
Community facilities	
Cumulative GFA	1,200m ²

Notes for the purposes of this standard:

(a) 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;

(b) 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;

(c) 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

(d) a 'room' for the purposes of this visitor accommodation standard means a room, suite or other collection of rooms in a visitor accommodation activity usually intended to be subject to a single daily tariff.

1. 400m² 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 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 <i>building(s)</i> or structures shall be established, or <i>earthworks</i> shall occur in the 'Indicative Native Planting Restoration Areas'	Matters of discretion: The effects of not meeting the standard.

and Open Space/Grazing Area shown on the Outline Development Plan 51 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> e. fencing for any purpose related to the management and protection of the indigenous vegetation planted or for the open space/grazing and horticultural purposes; f. 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> f. <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>	Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
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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	Open space/grazing areas – trees or shrubs 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> No exotic trees or shrubs shall be planted in the Open Space/Grazing Area identified on <i>Outline Development Plan 1</i> in Appendix 1.	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.
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 <u>32</u> in <u>DEV2</u> Appendix <u>12</u>. 2. No <i>earthworks</i> shall <u>occur</u> be permitted within the Residential Native Planting Areas shown on the Outline Development Plan <u>32</u> in <u>DEV2</u> Appendix <u>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.	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.

3. No grazing stock shall be located within the Residential Native Planting Areas shown on the Outline Development Plan 32 in DEV2 Appendix 12.	
DEV2-S78	Servicing – sewage Hub Area – landscaping requirements
<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> 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</u>	Matters of discretion: 4. <u>Streetscape and visual amenity effects.</u> 5. <u>Where eco-sourced species are unavailable, the appropriateness of any alternatives.</u> 6. <u>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.

<u>vehicles turning onto State Highway 1. As a minimum, the planting will comprise:</u> <u>a. 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> <u>b. eco-sourced grasses or low shrubs established at grades and densities to provide 80% canopy closure within 5 years.</u> Before occupation of any <i>buildings</i> associated with any permitted, controlled, restricted discretionary, discretionary or non-complying activity specified in the rules of this chapter, a connection to the Council reticulated sewage system shall be established.	
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)(e) and (DEV2-S8.1.d), <i>residential units</i> and accessory <i>buildings</i> are permitted within the <i>curtilage and building areas</i> in the Low Density Residential Areas <u>C and D</u> and D (i) shown on Outline Development Plan <u>32</u> in <u>DEV2 Appendix 12</u> and in the <u>Country Living Area</u> provided that: a. the building coverage shall not exceed 400m²; and b. masts are not permitted; c. 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; d. 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	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.

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. 2. 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 DEV2 Appendix 12 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%. 3. No <i>buildings</i> are permitted outside the <i>curtilage and building areas</i> shown on Outline Development Plan 32 in DEV2 Appendix 12 except that in the Low Residential Area D, glasshouses, tunnel houses or sheds are permitted provided that the combined gross floor area does not exceed 20m². 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	
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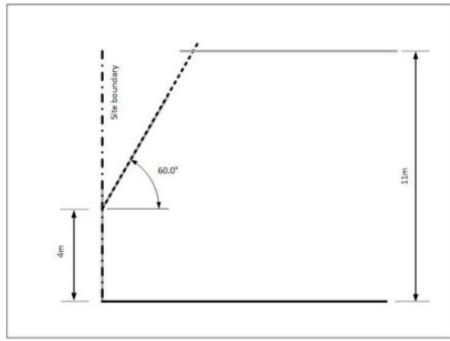
Appendix 12, all batter slopes with a gradient steeper than 1:6, associated with any <i>earthworks</i> required for the establishment of those <i>residential units</i> and accessory buildings permitted in a. and b. <u>DEV2-S9(1) and (2)</u> above, shall be planted with indigenous vegetation in accordance 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 <u>DEV2 Appendix 12</u>, driveways and footpaths shall 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	Hub Area – Heavy vehicle outdoor storage
<u>In the Hub Area shown on Outline Development Plan 1 in DEV 2 Appendix 1:</u> <u>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.</u> <u>No heavy vehicles shall be stored or parked overnight on any site except for buses within the Mixed Use Area shown on the Outline Development Plan 1 in Appendix 1.</u>	Matters of discretion: <u>The extent to which lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety;</u> <u>The extent to which the outdoor storage is 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	Residential area <u>B</u> building coverage: Residential areas and mixed-use areas																						
1. <u>Building coverage shall not exceed the limits in the table below for any site:</u> <table border="1" data-bbox="209 394 783 1016"> <thead> <tr> <th>Area</th><th>Limit</th></tr> </thead> <tbody> <tr> <td colspan="2">Foundation Areas</td></tr> <tr> <td>Residential Area A and B</td><td>35%</td></tr> <tr> <td colspan="2">Sub Areas</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>Hub Area:</td><td></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> Note: refer to standard DEV2-S9 for building coverage limits in Area C, Area D and the Country Living Area. Residential Areas A, B, C, E, F, G and for residential use of the Mixed Use Areas shown on the <i>Outline Development Plan 1</i> in Appendix 1. 1. <u>Sites less than 500m²: 175m maximum</u> 2. <u>Sites greater than 500m²: 35% maximum.</u>	Area	Limit	Foundation Areas		Residential Area A and B	35%	Sub Areas		The Crest Area	35%	Greenlane Area	40% or 500m ² , whichever is lower	Farm Area	40% or 500m ² , whichever is lower	Hub Area:		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: 2. <u>Streetscape and visual amenity effects.</u> 3. <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.
Area	Limit																						
Foundation Areas																							
Residential Area A and B	35%																						
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Hub Area:																							
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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																						
DEV2-S112	Building <u>h</u> Height: Residential, low density residential, and mixed-use areas																						
1. The maximum <u>height</u> of any <u>buildings or structures</u> 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 <u>DEV-2</u> Appendix 1 shall be 8m. 2. The maximum <u>height</u> of <u>buildings or structures</u> located in the Mixed-Use <u>Hub Areas</u> 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 118m, <u>except that</u>	Matters of discretion: 5. <u>Streetscape and visual amenity effects.</u> 6. <u>Dominance, privacy and shading effects on adjoining sites.</u> 7. <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 Matters relating to the following Performance Standards in the relevant zones:' for guidance on what matters may be relevant to consider for the proposed activity.</u>																						

<u>the maximum height shall be 15m within the corresponding area identified on Outline Development Plan 4 in DEV2 Appendix 1. For activities not listed DEV2-S3(1) to (5), 5m maximum height.</u> 3. No <i>building or structure</i> located in the Low Density Residential Area C-D(i) shown in Outline Development Plan 3-2 in <u>DEV2 Appendix 12</u> shall exceed a maximum <i>height</i> of 7m except that: a. 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. b. The maximum <i>height</i> of any garage, measured from slab to roof peak, shall be 3.0 metres. 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: a. All single storey <i>buildings</i> with a maximum <i>height</i> of 5m may protrude through the plane by up to 1m, or b. 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>.	
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DEV2-S123	Outdoor living space
<i>Outdoor Living Space</i> shall be provided as follows: 1. 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 DEV2 Appendix 1, 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). 2. <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> 23. <u>420m² minimum area with minimum dimension of 32m for each residential visitor accommodation unit in the Mixed Use Hub Area shown on the Outline Development Plan 1 in DEV2 Appendix 1, unless the outdoor living space:</u> a. <u>is provided for a residential unit in the form of a balcony, patio or roof terrace;</u> b. <u>has a minimum area of 8m² and minimum dimension of 1.8m; and</u> c. <u>is accessible from the residential unit.</u>	Matters of discretion: The <u>extent to which:</u> 4. <u>The design of the proposed outdoor living space provides a good standard of amenity.</u> 5. <u>Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space.</u> 6. <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.
DEV2-S134	Height in relation to boundary
1. In all areas except the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1, N<u>no</u> part of any <i>building</i> shall protrude into a <i>height in relation to boundary</i> plane constructed from points measured 2.5m above internal boundaries, as shown in Appendix 3 in Part 4 except that when a <i>site</i> has a net area less than 500m² then the <i>height in relation to boundary</i> plane may be to a maximum of 55 degrees irrespective of the north point on the <i>site</i>. In the case of a party wall, no <i>height in relation to boundary</i> plane will apply.	Matters of discretion: 3. <u>Streetscape and visual amenity effects.</u> 4. <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.

2. In the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1, 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:



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.

Exceptions to 1. and 2. above:

- 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 *height* 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. In the Hub Area, this standard does not apply to:
 - i. a boundary with a road; or

<u>ii. 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 <u>Low Density Residential Areas C and D</u> 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 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	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.

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 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. <u>2. In the Greenlane and Hub Areas as shown on Outline Development Plan 1 in DEV 2 Appendix 1, buildings must be setback from the relevant boundary by the minimum depth listed in the 'yards' table below:</u> <table border="1"> <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</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>												
<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>or multi-unit dwellings designed and constructed in an integrated manner; and</u> <u>b. all of exceptions b. – c. inclusive to 1. above.</u>	
DEV2-S156	Road boundary separation
<u>1. In all areas except the Hub Area as shown on Outline Development Plan 1 in DEV 2 Appendix 1, 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:</u> 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. 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 Appendix 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	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.

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. <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 <i>garages</i> 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</u>

		<u>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	<u>Waste management</u>	<u>The Crest, Greenlane, Farm and Hub Areas – additional requirements for buildings</u>
1. For all residential units and garages in the Farm Area as shown on Outline Development Plan 1 in DEV2 Appendix 1: a. <u>roof materials will not exceed a reflectance level of 18%; and</u> b. <u>exterior walls, including trim, will not exceed a reflectance level of 37%.</u> 2. For all residential units and garages in the area identified as 'Greenlane Knoll' on Outline Development Plan 5 in DEV2 Appendix 1: 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.		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. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S18	<u>Fences and standalone walls</u>	
1. Any fence, standalone wall, or combination of the two must not: 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>		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>

i. <u>any front boundary; or</u> ii. <u>any boundary adjoining land vested in Council as recreation reserve.</u>	
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Methods Other Than Rules

DEV2-M1	<u>Use of Outline Development Plan</u>
Provision of the The Ocean Ridge Development Area and rules and an accompanying <u>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.</u> control the use, development and protection of land in the zone. The land use rules relate to the following: The location and number of residential units in specified areas. The location, height, and building coverage of residential units on individual allotments. Noise and lighting. The establishment of non-residential activities in a defined area and some of which are to be of a limited size within those areas. Buildings or earthworks in the Native Restoration Planting Areas, the Residential Native Plantings Areas, Open Space/Grazing areas, Mixed Native Visual Integration Planting and curtilage and building 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 Appendix 2 of the <u>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.	
DEV2-M4	Waste management guidelines
Guidelines to promote and encourage the reduction, reuse and recycling of unwanted materials – refer to the Waste Management Guidelines – All Zones in Appendix 2.	

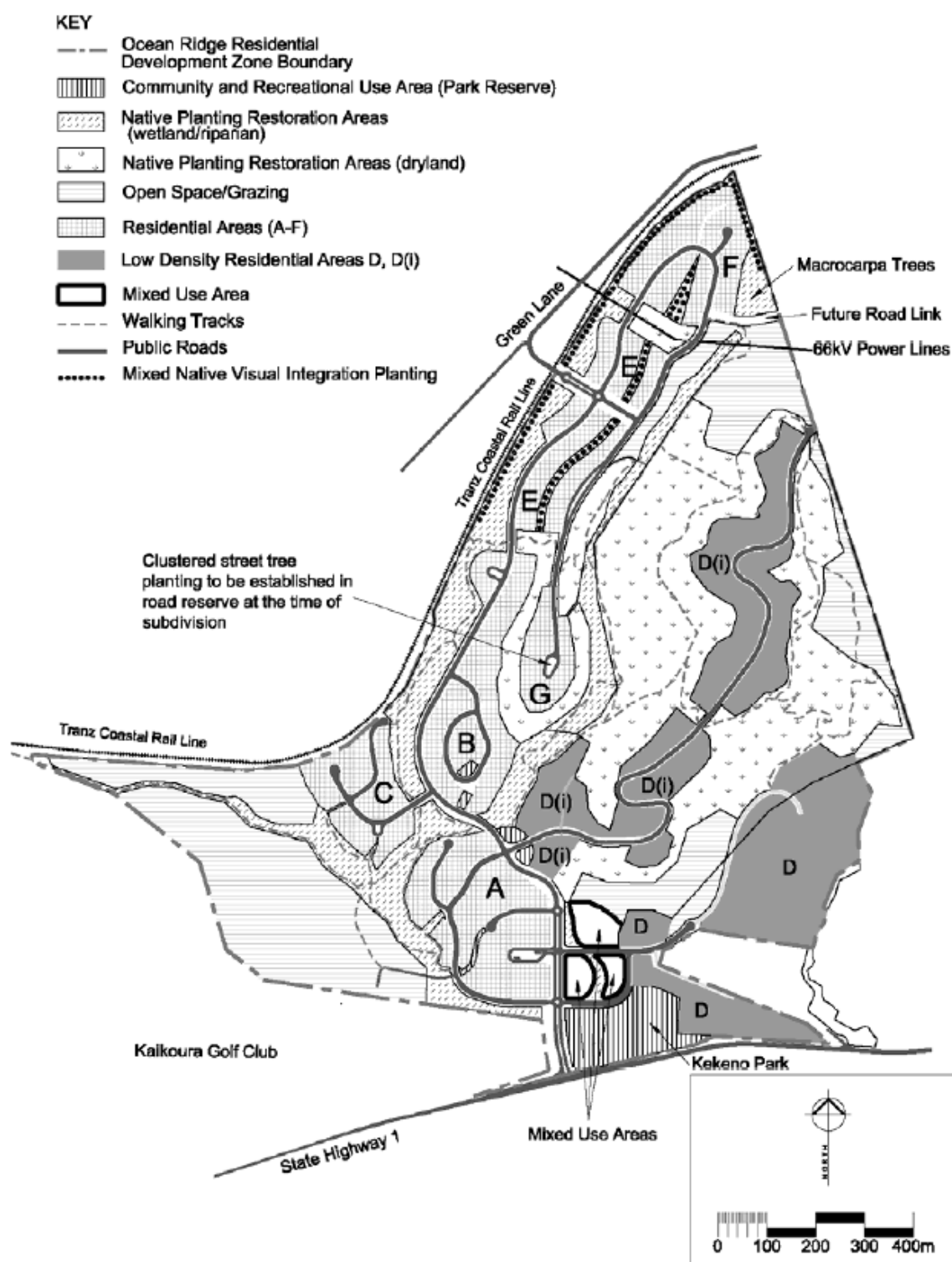
Principal Reasons

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 <u>buildings in areas primarily dedicated to residential use</u> 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, outline development plans have been introduced, to restrict building to specified areas, and in some circumstances to individual curtilage and building areas.</u> The zone contains controls on the use, servicing, number, and bulk and location of <i>buildings</i>. 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 <i>buildings</i> that reflect the prominence of this location. There are further <i>building</i> design and landscape controls to be covenanted on the residential titles located on the main ridge in order to promote a living environment with a high level of aesthetic coherence. <u>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.</u> 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 <i>buildings</i> for <i>recreation</i> purposes, such as pergolas, or <i>buildings</i> to store materials used for the maintenance of the vegetation.	

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

DEV2 Appendix 1: Outline Development 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 A portion of Kekeno Park vested as reserve in Council in 2005 is to be subject to a reserve exchange for the new park in the Farm Area. The existing reserve area to be divested will be incorporated into the Hub Area. The new community park in the Farm Area will be a minimum of 2ha in area.

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, **inclusive of any proposed infill/enrichment planting of existing restoration areas**. 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.
- 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.

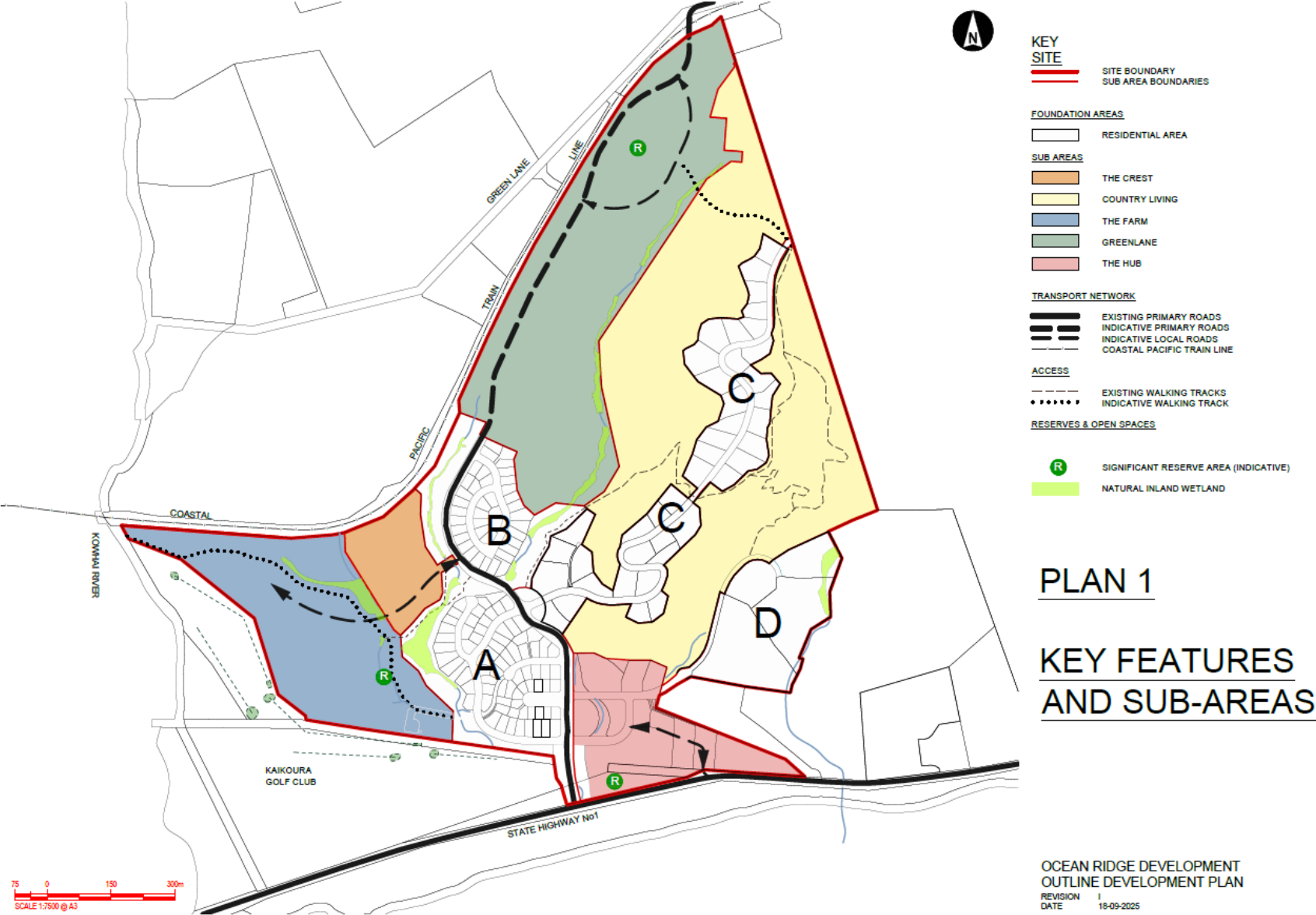
LAND STABILITY AT THE HUB AREA

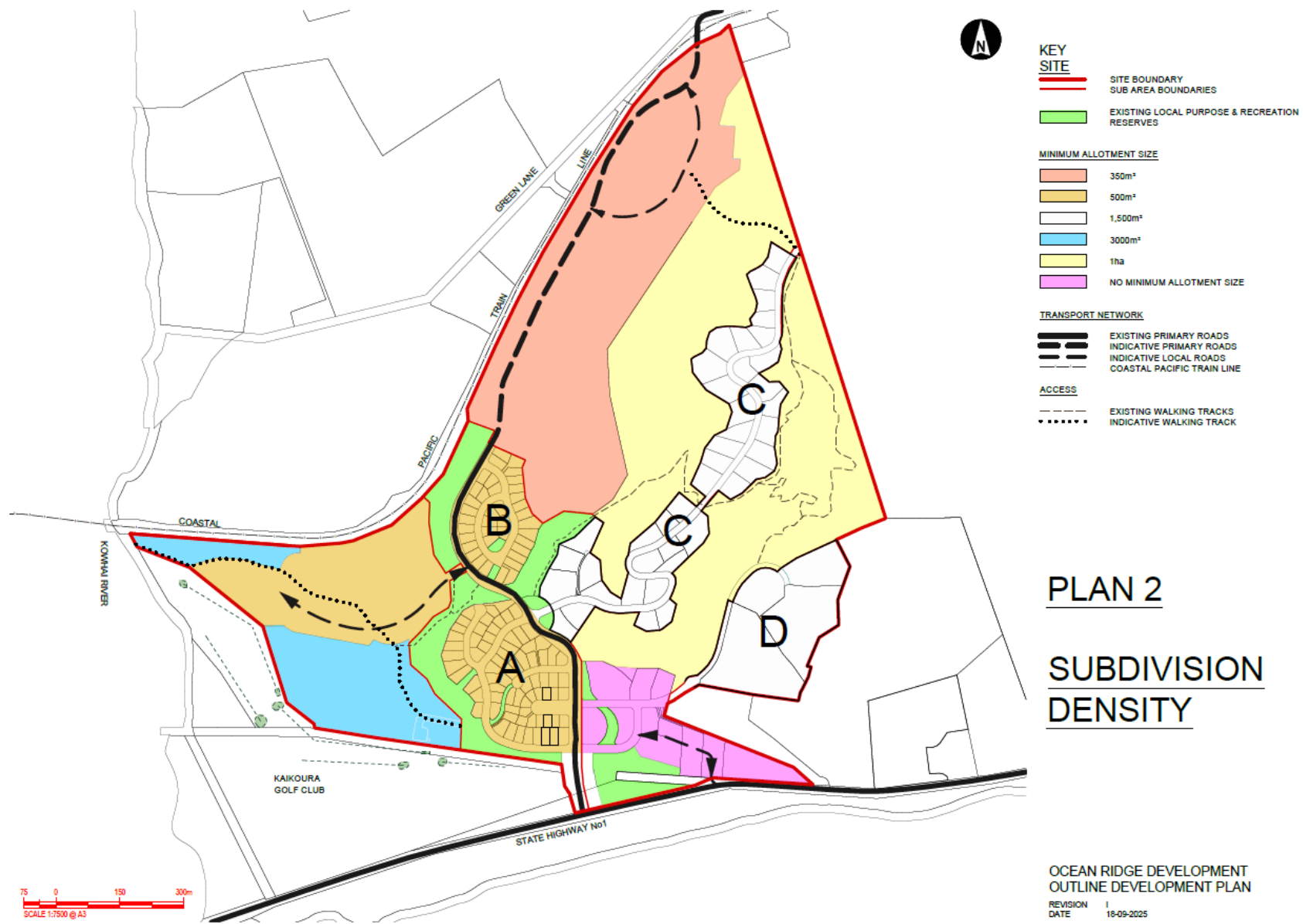
3.22 Any earthworks activities exceeding a maximum depth of 0.5m in the 15m building height area in the Hub Area as shown on Outline Development Plan 4 will be designed by, and carried out under the supervision of, a suitably qualified geo-professional to ensure risks from land instability, including from potential reactivation or exacerbation of historical landslides in the slope above this area, are effectively managed.

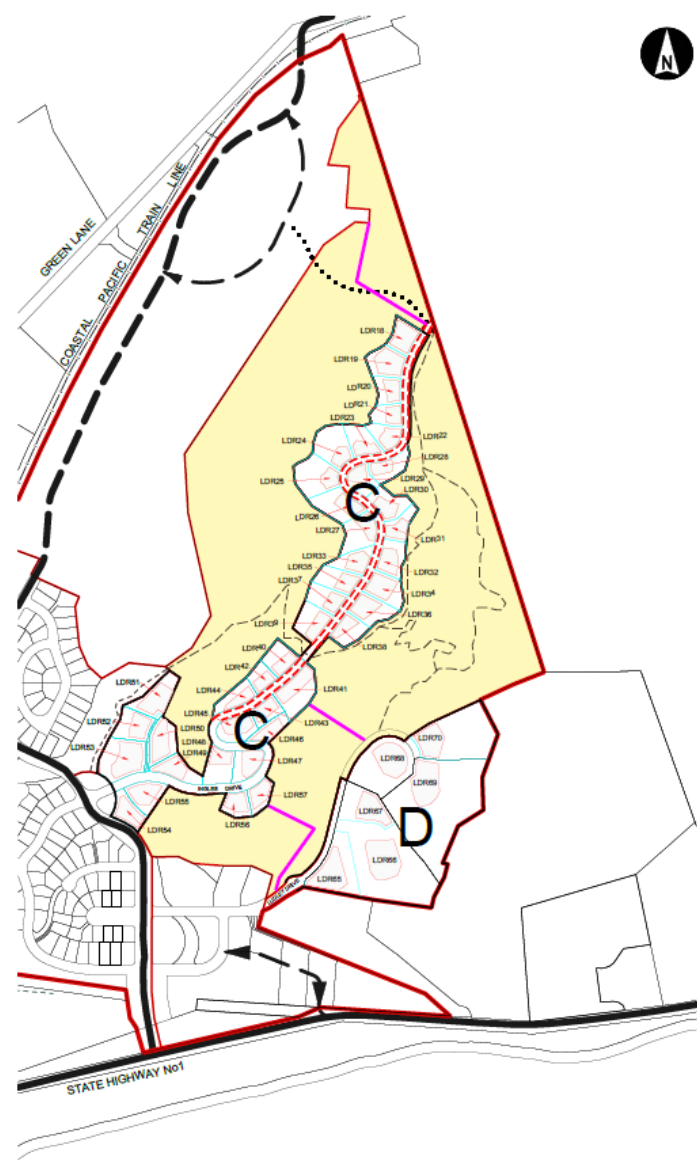
4.0 OUTLINE DEVELOPMENT PLAN MAPS

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







KEY SITE
SITE BOUNDARY
SUB AREA BOUNDARIES

FOUNDATION AREAS
AREAS C & D

SUB AREAS
COUNTRY LIVING

TRANSPORT NETWORK
EXISTING PRIMARY ROADS
INDICATIVE PRIMARY ROADS
INDICATIVE LOCAL ROADS
COASTAL PACIFIC TRAIN LINE

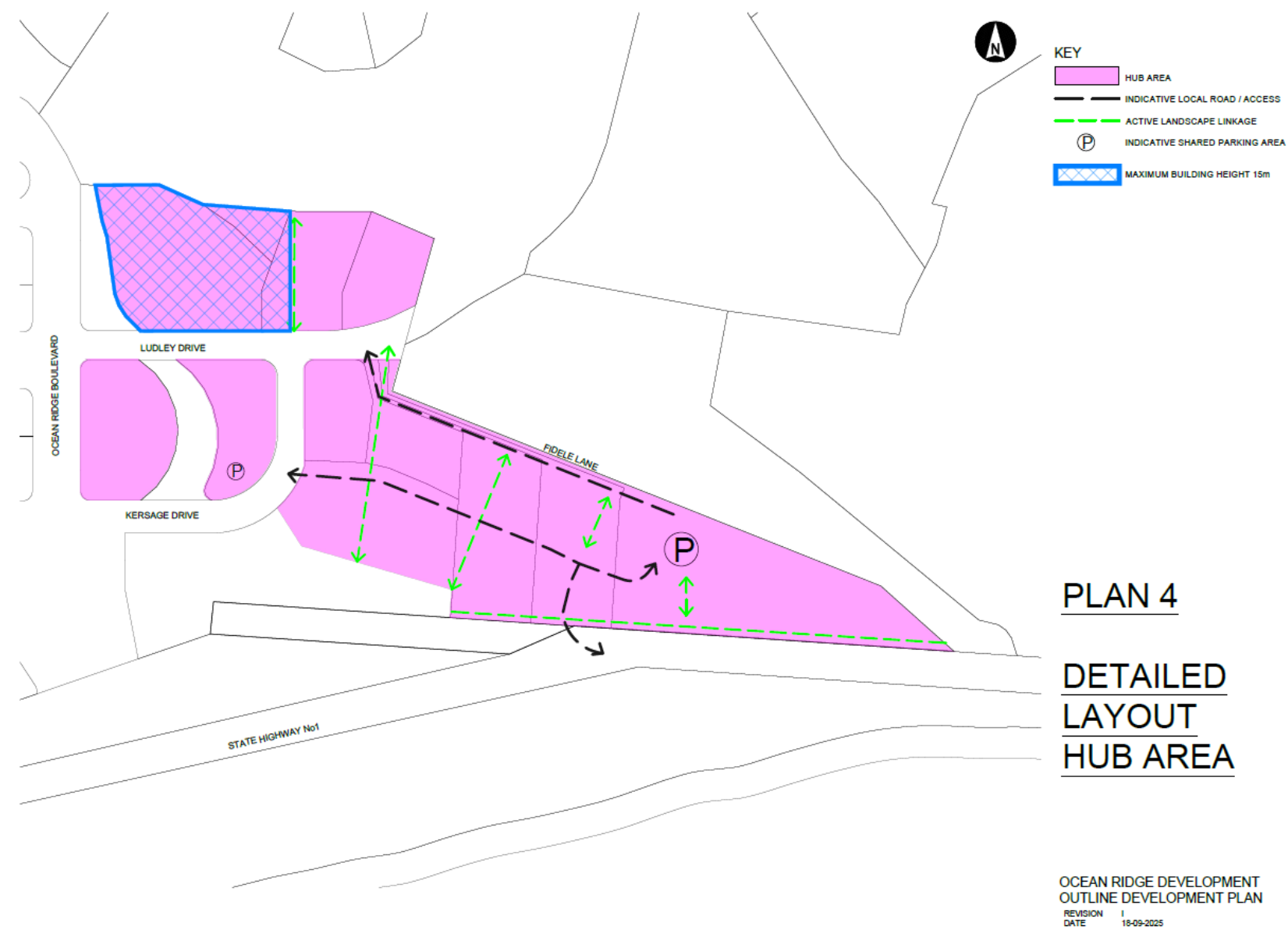
ACCESS
EXISTING WALKING TRACKS
INDICATIVE WALKING TRACK

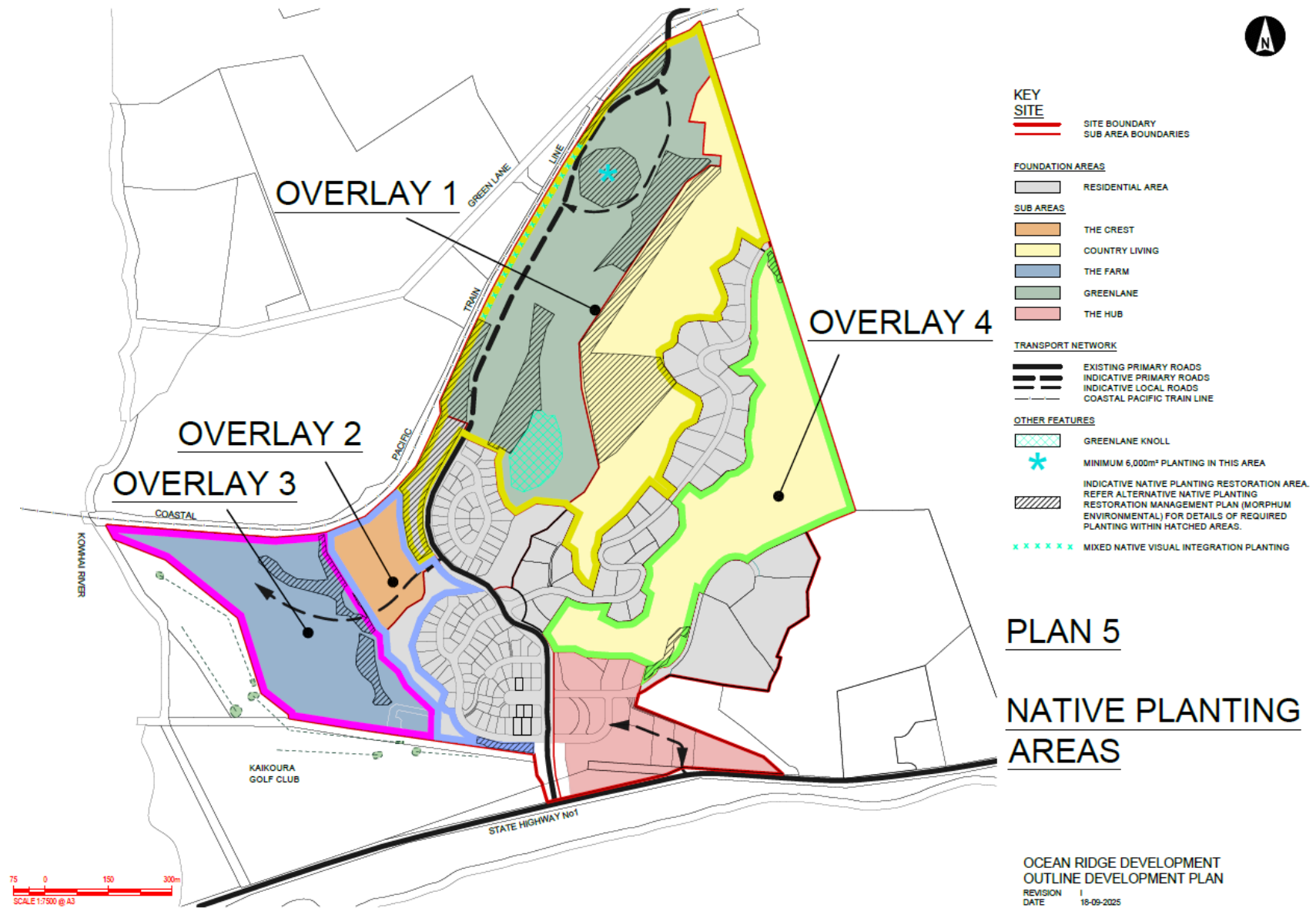
DETAILED LAYOUT - EASTERN SUB-AREA
INDICATIVE COUNTRY LIVING ALLOTMENT BOUNDARIES
LOW DENSITY RESIDENTIAL ALLOTMENT BOUNDARIES
LOW DENSITY RESIDENTIAL AREA BOUNDARIES
RESIDENTIAL NATIVE PLANTING AREAS
CURTILAGE AND BUILDING AREA
5m (min)
LDR 18 LOW DENSITY RESIDENTIAL SITE NUMBER
ROAD CARRIAGEWAY
ROAD SIDE NATIVE PLANTING

PLAN 3

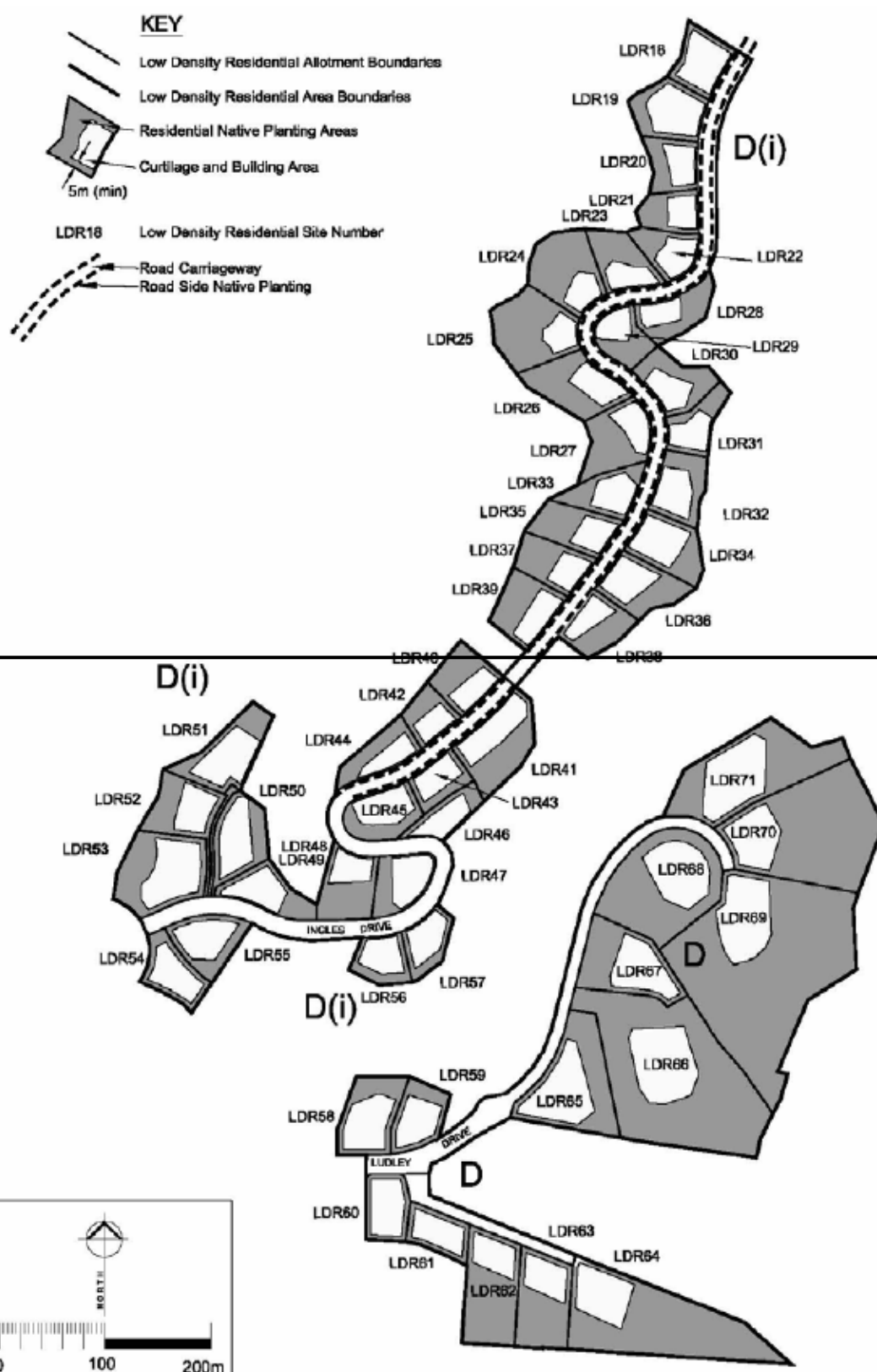
DETAILED LAYOUT EASTERN SUB-AREAS

OCEAN RIDGE DEVELOPMENT
OUTLINE DEVELOPMENT PLAN
REVISION 1
DATE 18-09-2025





Appendix 2: Area D Layout Plan



Plan Change amendments

Amend rule table as set out below:

EW – Earthworks

...

Rules

1. The following rules apply to all activities in the Outstanding and Significant Landscape Areas as identified on the Planning Maps, except in the Kaikōura Peninsula Tourism Zone where the rules in this section shall only apply to the following activities:

- a. Utilities.

2. Duplication of Consents. Where any activity requires a resource consent under the following rules and a resource consent has been obtained from the Canterbury Regional Council for the same activity, then the rules specified below shall not apply to that activity:

- a. NFL-R3

- b. NFL-R6.

There are no rules applying to activities in zones relating to visual amenities, however, the Council encourages the use of the guidelines in Appendix 1.

Note: Appendix 1 contains landscape guidelines. While these are guidelines only, the Council encourages landowners to adhere to the District Plan guidelines. In addition, the Ministry of Forestry publishes landscaping guidelines for forestry, such as the “South Island High Country Forestry Design”. The Council encourages the use of such documents.

3. Also refer to HH - Historic Heritage, NFL - Natural Features and Landscapes, and DEV1 - Kaikōura Peninsula Tourism Development Area.

4. Also refer to rules, standards and outline development plan in DEV2 – Ocean Ridge Development Area.

...

Plan Change amendment

Add new information requirement for subdivision applications after the existing section relating to 'Plans' as below:

Introduction

Purpose

Introduction to the Kaikōura District Plan

This document is the first District Plan prepared under the Resource Management Act (1991) for the Kaikōura District. Any person who undertakes an activity in the Kaikōura District must comply with the rules of this plan. Any activity which breaches any of the relevant rules requires a resource consent under the Resource Management Act 1991.

...

Subdivision Consent Applications - Information to be Included

The following information shall be included with any application for subdivision consent, where relevant:

...

2. Two scaled copies of a subdivision plan showing the following details, where relevant:

- a. the position of all proposed lots, and certificates of title, boundaries and their dimensions;
- b. the areas of all new lots, including net areas;
- c. existing indicative building positions and their location in relation to existing and proposed boundaries;
- d. indicative vehicle access points and driveways on street edges;
- e. location and type of all proposed trees and other vegetation, including all existing vegetation to be retained;
- f. proposed earthworks and retaining walls, their scale and dimensions;
- g. proposed methods of servicing the new lots with water, effluent disposal, electricity supply and stormwater disposal;
- h. any land proposed to be set aside as new road and/or public open space for recreational purposes;

- i. levels on the new lot boundaries, and except where the lots are less than 1000m² in area or have a uniform grade of less than 1 in 10, contours of each lot;
- j. formation widths and grades of proposed roads and rights-of-way, parking bays and bus stops;
- k. proposed easements and covenant areas;
- l. where reserves and/or roads are to vest in the Council, the location and areas of the proposed reserves and/or walkways and any tree planting proposed for the reserves and/or roads to vest in the Council; including esplanade reserves and strips, and access strips;
- m. the location of any part of the bed of a river or lake, which is required under Section 237A to be shown on a survey plan as land to be vested in the Crown;
- n. information to show compliance with any other District Plan rule;
- o. the location of any waahi tapu or waahi taonga or mahinga kai areas;
- p. the location of any historic buildings, protected trees, archaeological sites, waahi tapu or historic areas as listed in HH Appendix 1 and 2 or TREE Appendix 1; and any other historic features with possible heritage values.

Ocean Ridge Development Area

Any application for subdivision in the Ocean Ridge Development Area must be accompanied by the following information:

1. Restoration planting plan – This plan must be based on and reference, as appropriate, the 'Alternative Native Restoration Management Plan' (25/05/25) prepared by Morphum Environmental and:

- a. be prepared by a suitably qualified and experienced person;
- b. identify all areas to be subject to restoration planting for the stage of subdivision applied for;
- c. identify any existing restoration areas to be subject to enrichment or infill planting;
- d. identify the site preparation and plant species, densities and grades to maximise success of plantings;
- e. provide details on the monitoring, replacement, pest management, fencing and other relevant maintenance procedures for plantings to be carried out over the 5-years post-establishment;
- f. for any of matters 'b' – 'e' above, where any information differs from the expectations of the Morphum Environmental 'Alternative Native Restoration Management Plan',

the plan must be accompanied by an assessment of the proposed differences and whether a similar or better restoration outcome will be provided for;

- g. identify the tenure/ownership arrangement for each restoration planting area, and any associated covenants, consent notices or other mechanisms to provide for the protection and effective management of restoration areas over time; and
- h. identify any pathways, bridges, or other small structures to be provided for in restoration planting areas for maintenance purposes and/or to maintain or enhance recreational, cultural or other amenity values.

Note: Applications which do not contain the information required under the Resource Management Act or under this section of the Plan, which are not in an approved form, or which lack an adequate Assessment of Effects on the Environment may not be accepted by the Council. Further information may be required from an applicant where it is considered necessary to better understand the nature of the activity, the effect it may have on the environment, or the ways in which adverse effects may be mitigated. The Council may also commission a report, at the applicant's expense, on any matters raised in relation to the application or on any environmental assessment or effects.

Costs - Applications and Plan Changes

...

Plan Change amendments

As set out below:

- Amend rules NH-R2, NH-R6 and NH-R10;
- Add new rule NH-R14; and
- Add new appendix NH-Appendix 1.

NH – Natural Hazards

The Kaikoura District is susceptible to a wide range of natural hazards, including flooding, fault rupture, liquefaction, tsunami, debris inundation, and coastal inundation. Natural hazard events can damage property and infrastructure and can lead to injury or loss in human life. It is therefore important to identify areas subject to natural hazards and to restrict or manage subdivision, use and development.

...

Rules

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NH-R2		Establishment of any new hazard sensitive building
	All zones except the Ocean Ridge Development Area within the:	1. Activity status: Permitted The establishment of any hazard sensitive building where it: a. Is located on land outside of High Flood Hazard Areas; b. Has a finished floor level equal to or higher than the minimum floor level; as stated in a Flood Hazard Assessment Certificate issued in accordance with the activity standard NH-S1
	URBAN FLOOD HAZARD ASSESSMENT OVERLAY	2. Activity status: Restricted discretionary Where: a. Compliance with rule NH-R2(1) is not met Matters of discretion: 1. The likely extent of flooding on the site;

	2. the nature, design and intended use of the building and its susceptibility to damage; 3. proposals to mitigate any risk arising from natural hazards on the site, including risk to the health and safety of occupants; 4. the extent of any positive effects from the proposal.
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...

NH-R6	Additions to hazard sensitive buildings
All zones except the Ocean Ridge Development Area within the: URBAN FLOOD ASSESSMENT OVERLAY; or NON-URBAN FLOOD ASSESSMENT OVERLAY	1. Activity status: Permitted Additions to hazard sensitive buildings that: a. do not increase the floor area by more than 25m² in any continuous 5-year period; or b. If located within a flood assessment overlay, have a finished floor level equal to or higher than the minimum floor level as stated in a Flood Hazard Assessment Certificate issued in accordance with activity standard NH-S1.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with rule NH-R6(1) Matters of discretion: 1. The natural hazard risk on the site 2. The nature, design and intended use of the building and its susceptibility to damage; 3. Proposals to mitigate any risk arising from natural hazards on the site, including risk to the health and safety of occupants; 4. The potential to exacerbate natural hazard risk, including to any other site; and 5. The extent of any positive effects from the proposal.

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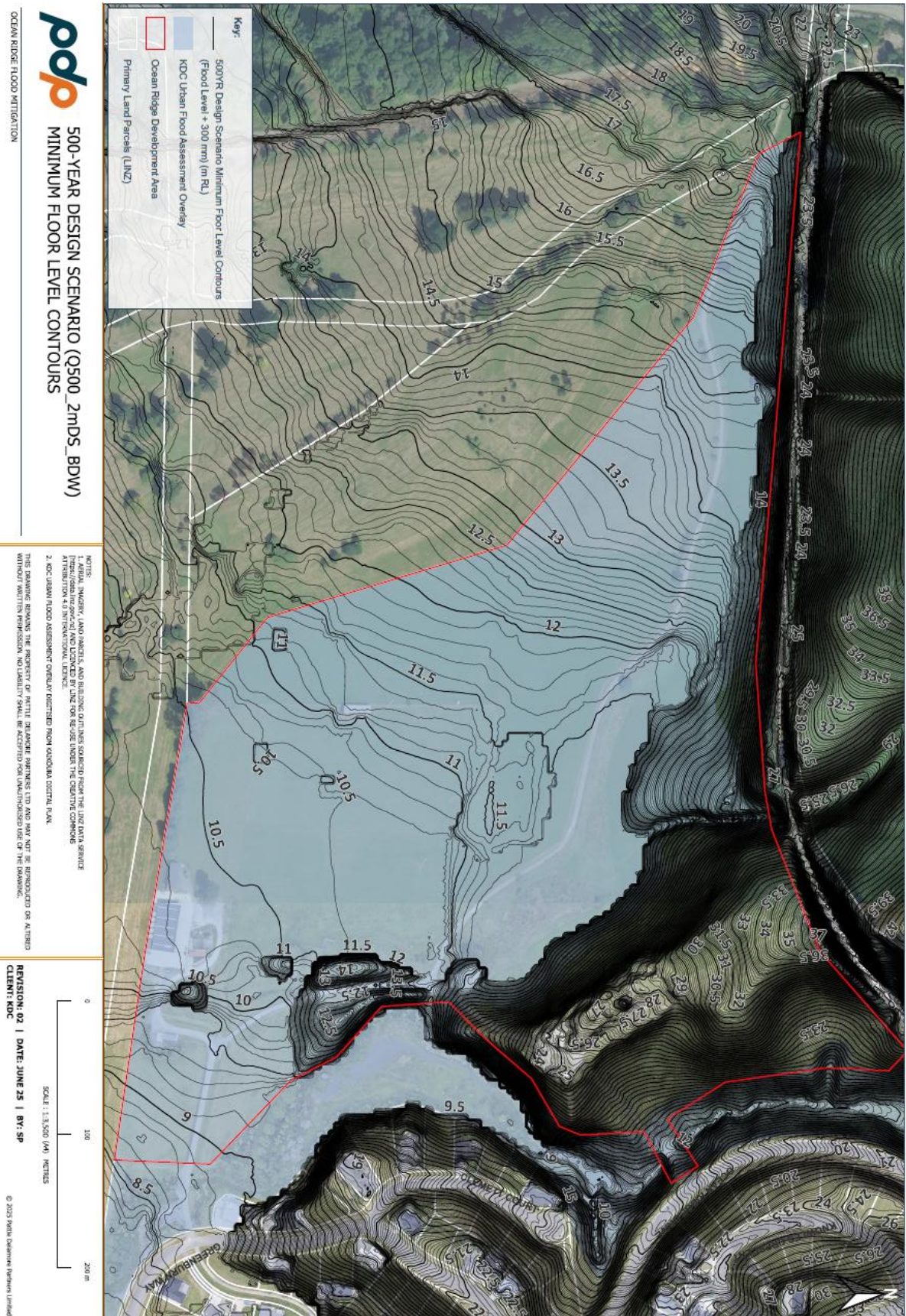
NH-R10	The change of use of any existing building that is not currently a hazard sensitive building to a hazard sensitive building
All zones <u>except the Ocean Ridge Development Area</u> within the: URBAN FLOOD ASSESSMENT OVERLAY; or	1. Activity status: Permitted The change of use of any existing building that is not currently hazard sensitive building to a hazard sensitive building where the activity: a. Is located on land outside of High Flood Hazard Areas; or b. Has a finished floor level equal to or higher than the minimum floor level. As stated in a Flood Hazard Assessment Certificate issued in accordance with activity standard NH-S1
NON-URBAN FLOOD ASSESSMENT OVERLAY	2. Activity status: Restricted discretionary When: Compliance with rule NH-R10(1)(b) is not achieved Matters of discretion are restricted to: 1. The likely extent of flooding on the site 2. The nature, design and intended use of the building or structure and its susceptibility to damage with reference to the hazard sensitivity classification 8.6.1; 3. Proposals to mitigate any risk created by the failure to meet minimum finished floor levels, including risk to the health and safety of occupants; 4. The proposals for the activity to exacerbate natural hazard risk, including to any other sites; and 5. The extent of any positive effects from the reduction in floor levels.
	3. Activity status: Non Complying When Compliance with rule NH-R10(1)(a) is not achieved.

...

<u>NH-R14</u>	<u>New hazard sensitive buildings, additions to existing hazard sensitive buildings, or change of building use to hazard sensitive activity in the Ocean Ridge Development Area</u>
	1. <u>Activity status: Permitted</u> <u>The establishment of any hazard sensitive building, any addition to an existing hazard sensitive building, or the change of use of any existing building that is not hazard sensitive to a hazard sensitive building, where the activity:</u> a. <u>is located in Residential Area 'A' or the Hub Area as shown on Outline Development Plan 1 in DEV2-Appendix 1; or</u> b. <u>is located in the Farm Area as shown on as shown on Outline Development Plan 1 in DEV2-Appendix 1 and the floor level of the building is at or above the applicable '500YR Design Scenario Minimum Floor Level Contour' as defined on NH-Appendix 1;</u>
	2. <u>Activity status: Restricted discretionary</u> <u>Where:</u> a. <u>Compliance with rule NH-R14.1 is not achieved.</u> <u>Matters of discretion:</u> 1. <u>The likely extent of flooding on the site;</u> 2. <u>the nature, design and intended use of the building and its susceptibility to damage;</u> 3. <u>proposals to mitigate any risk arising from natural hazards on the site, including risk to the health and safety of occupants;</u> 4. <u>the extent of any positive effects from the proposal.</u>

...

NH – Appendix 1



Plan Change amendments

Amendments to issue, objective and standard and addition of new policy and Table as set out below:

NOISE - Noise

The following provisions and exemptions shall apply in addition to the noise provisions specified elsewhere in the plan. Nothing in this section of the plan, or in any other section, shall affect the obligation of every person undertaking an activity to comply with section 16 of the Resource Management Act 1991 (duty to avoid unreasonable noise)".

...

Issues

NOISE-I1	Effects of noise across the district
Refer: <u>UFD-I2</u> , GRZ-I1, GRUZ-I1, SETZ-I1, COMZ-I1, MFZ-I1, DEV1-I1, DEV2-I1.	

Objectives

NOISE-O1	Manage noise effects across the district
Refer: <u>UFD-O2</u> , <u>TRAN-O1</u> , GRZ-O1, GRUZ-O1, SETZ-O1, COMZ-O1, MFZ-O1, DEV1-O1, DEV2-O1.	

Policies

NOISE-P1	Manage noise effects on residential <i>amenity</i>
To ensure noise and lighting spill do not adversely affect the <i>amenity</i> enjoyed on residential <i>sites</i> .	
NOISE-P2	Manage noise effects on sensitive fauna

To ensure the level of noise and lighting is compatible with a comprehensive living environment and avoids adverse effect of celestial darkness and the behaviours of seabirds, in particular, Hutton's Shearwaters.	
NOISE-P3	Cross-references to noise policies in other chapters
Refer: GRUZ-P1, SETZ-P1, COMZ-P4, MFZ-P2, DEV1-P1.	
<u>NOISE-P4</u>	<u>Noise sensitive activities in the Ocean Ridge Development Area</u>
<u>Require new or modified buildings for noise sensitive activities within the Ocean Ridge Development Area in proximity to State Highway 1 or the Main North Line railway to be designed, constructed and maintained to reduce noise received from those existing sources.</u>	

Standards

Except where expressly provided elsewhere in this plan, sound shall be measured in accordance with the provisions of NZS 6801: 1999 “Acoustics - Measurement of Sound” and assessed in accordance with the provisions of NZS 6802: 1999 “Acoustics - Assessment of Environmental Noise”, or any subsequent amendments or replacement to those two standards.

Exemptions

Noise limits in any part of the plan shall not apply:

1. In any area to activities of a limited duration associated with normal farming, intensive farming, aquaculture and fishing activities. For the purposes of this exemption, “limited duration” means any activity which is undertaken for: a short period of time in any one day; seasonally; or infrequently. In the case of bird scaring devices or devices to prevent hail damage, landowners shall give notice to occupiers of any land within a 1km radius of the device at least 4 hours prior to the device being fired.
2. In any zone where the noise source is a warning device used by emergency services.
3. In the General Residential Zone, Ocean Ridge Development Area, or Settlement Zone, to activities of a normal residential nature including recreational activities, such as sporting events, that do not involve powered motor sport, powered aviation, gunfire or amplified music.
4. General Residential Zone *noise limits* shall not apply where any residential activity exists on the same *site* as a noise source.

5. In any zone where a temporary activity which is open to the public is being undertaken and where the activity does not extend beyond 8am and 11pm on any one day.
6. Where the activity is a temporary military training activity or a temporary pyrotechnic event and complies with the provisions of NOISE-S10.

...

NOISE-S5	Noise standards in the Ocean Ridge Development Area
1. All activities shall be conducted so that the following <i>noise limits</i> are not exceeded at any point within the Ocean Ridge Development Area Comprehensive Living Zone, during any measurement sample within the timeframes stated: a. 0700 – 2200 Monday to Saturday: 55 <i>dBA Leq</i> (15 minutes) b. At all other times: 40 <i>dBA Leq</i> (15 minutes) c. On any day between 2200 – 0700 the following day: 70 <i>dBA Lmax</i> Except where provided elsewhere in these conditions, <i>noise limits</i> shall be measured in accordance with NZS 6801:1999 Acoustics - Measurement of Environmental sound and shall be assessed in accordance with NZS 6802:1999 Acoustics-Assessment of environmental noise. 2. Except that this rule does not apply to: a. take-off or landing of aircraft for emergency landing, rescue, firefighting or civil defence; b. any activity on a formed road; c. any activity on a designated railway; d. any overflying aircraft. 3. <u>Where any of the following buildings is located within either 100m of the edge of the sealed carriageway or nearest</u>	Matters of discretion: <u>7. For NOISE-S5.1 and NOISE-S5.2, the effects of not meeting the standard.</u> Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity. <u>8. For NOISE-S5.3 through NOISE-S5.6:</u> a. <u>any potential reverse sensitivity effects on State Highway 1 or the Main North Line railway;</u> b. <u>any health and safety effects on receptors of noise from state highway or rail corridors;</u> c. <u>the extent to which a reduced level of acoustic insulation or ventilation system performance may be acceptable due to mitigation of noise effects through other means;</u> d. <u>the ability to provide effective acoustic insulation or ventilation through alternative technologies or materials;</u> e. <u>any advice received from the operators of State Highway 1 and/or Main North Line railway as relevant.</u>

<u>marked traffic lane of State Highway 1 or within 40m of any boundary adjoining the Main North Line railway, standards NOISE-S5.4 through NOISE-S5.6 shall apply:</u> <u>a. any new building used for a noise sensitive activity;</u> <u>b. any addition to an existing building used for a noise sensitive activity; or</u> <u>c. any existing building where its use is to be changed to a noise sensitive activity.</u> <u>4. Any habitable room in a building listed under NOISE-S5.3.a to NOISE-S5.3.c must be designed constructed and maintained:</u> <u>a. in accordance with the construction schedule in NOISE-Table 2; or</u> <u>b. to achieve indoor design levels not exceeding 40dB LAeq(24h) for road traffic noise from State Highway 1; and</u> <u>c. for rail noise, to achieve the following maximum values for indoor design levels:</u> <u>i. 35dB LAeq(1h) within any bedroom when received between the hours of 10:00pm and 7:00am; or</u> <u>ii. 40dB LAeq(1h) within any other habitable room.</u> <u>5. Where windows of a habitable room must be closed to meet the requirements under NOISE-S5.4, the building must be designed, constructed and maintained with a mechanical ventilation system that achieves the following for habitable rooms:</u>	
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a. <u>the ventilation system is sufficient to satisfy clause G4 of the New Zealand Building Code (Schedule 1 of the Building Regulations 1992);</u> b. <u>the ventilation system provides a minimum of 7.5L/s per person; and</u> c. <u>noise generated by the ventilation system does not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.</u> 6. <u>A design certificate from a suitably qualified and experienced professional(s) must be provided to Council prior to the construction or use of any building listed under NOISE-S5.3.a to NOISE-S5.3.c confirming that NOISE-S5.4 and, where applicable, NOISE-S5.5 will be complied with.</u>	
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...

NOISE Table 1

Time on any day	L10 dBA	L95 dBA	Lmax dBA
0630 – 0730	60	45	70
0730 – 1800	75	60	90
1800 – 2000	70	55	85
2000 - 0630 the following day	55	40	70

NOISE – TABLE 2

Building element	Minimum construction requirement		
External walls	1. <u>Wall cavity infill of fibrous insulation, batts or similar, with a minimum density of 9kg/m³; and</u> 2. <u>cladding and internal wall lining complying with either Option A, B or C below:</u>		
	Option A	<u>Light cladding: timber weatherboard or sheet materials with surface mass between 16kg/m² and 30kg/m² of wall cladding</u>	<u>Internal lining of minimum 17kg/m² plasterboard, such as two layers of 10mm thick high density plasterboard, on resilient/isolating mountings</u>
	Option B	<u>Medium cladding: surface mass between 30 kg/m² and 65kg/m² of wall cladding</u>	<u>Internal lining of minimum 17kg/m² plasterboard, such as two layers of 10mm thick high density plasterboard</u>
	Option C	<u>Heavy cladding: surface mass greater than 65kg/m² of wall cladding</u>	<u>Internal lining of minimum 6kg/m² plasterboard, such as one layer of 10mm thick plasterboard</u>
Roof / ceiling	1. <u>Ceiling cavity infill of fibrous insulation, batts or similar, with a minimum density of 7kg/m³; and</u> 2. <u>ceiling penetrations, such as for recessed lighting or ventilation, must not allow additional noise break-in; and</u> 3. <u>roof type and internal ceiling lining complying with either Option A, B or C below:</u>		
	Option A	<u>Skillion roof with light cladding: surface mass up to 13kg/m² of roof cladding</u>	<u>Internal lining of minimum 17kg/m² plasterboard, such as two layers of 10mm thick high density plasterboard on resilient/isolating mountings</u>
	Option B	<u>Pitched roof with light cladding: surface mass up to 20kg/m² of roof cladding</u>	<u>Internal lining of minimum 17kg/m² plasterboard, such as two layers of 10mm thick high density plasterboard</u>
	Option C	<u>Heavy roof cladding: surface mass greater than 20kg/m² of roof cladding</u>	<u>Internal lining of minimum 17kg/m² plasterboard, such as one layer of 10mm thick high density plasterboard</u>

<u>Glazed areas</u>	1. <u>Timber or aluminium frames with full compression seals on opening panes (excludes glazed sliding doors or windows);</u> 2. <u>glazed areas shall be less than 35% of each room floor area; and</u> 3. <u>double-glazing with:</u> a. <u>a laminated pane of glass at least 6mm thick; and</u> b. <u>a cavity between the two panes of glass at least 12mm deep; and</u> c. <u>a second pane of glass at least 6mm thick; or</u> d. <u>any other glazing with a minimum performance of $R_w + C_{tr}$ 34dB</u>
<u>Exterior doors to any habitable room</u>	<u>Solid core exterior door, minimum surface mass 20kg/m^2, with compression seals; or other door sets with minimum performance of R_w 30dB</u>

Plan Change amendments

Amend standard TRAN-S4 as set out below:

TRAN - Transport

The transportation systems of the Kaikōura District provide for the movement of people and goods throughout the district. Road, rail, and air transport systems contribute to the social and economic functioning of the district by providing a means of access between home, work, educational, recreational, cultural and business activities, as well as providing a route for visitors to, and through the District.

...

Standards

...

TRAN-S4	High traffic generating activities
Any <i>high traffic generating activity</i> (i.e., an activity which generates more than 100 <i>vehicle movements per day</i>) is a Restricted Discretionary activity with Council's discretion restricted to the following matters: a. effects on traffic, pedestrian and cyclist safety b. effects of vehicle movements on amenity values of any <i>residential units</i> c. effects of vehicle movements on any surrounding land uses d. efficiency of <i>roads</i> and state highways except that:	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>e.</u> in the Kaikōura Peninsula Tourism Development Area, this rule shall only apply to activities which, if established, would result in a combined total of more than 3800 movements per day within this zone, measured as a combined total for all <i>access roads</i> to the zone along Scarborough Street; <u>and</u> <u>f.</u> in the Hub Area within the Ocean Ridge Development Area as shown on Outline Development Plan 1 in DEV2 Appendix 1, this rule shall not <u>apply to any commercial activity, community facility, visitor accommodation or educational facility that complies with standard DEV2-S3.</u>	
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Plan Change amendments

Amend policy UFD-P7 and principal reason UFD-PR1 as set out below:

UFD - Urban Form and Development

The National Planning Standards 2019 requires an urban form and development chapter. This is mandatory as this is where future growth planning and information required by National Policy Statement for Urban Development Capacity (NPS-UDC) will be placed.

Urban form includes the physical characteristics that make up built-up areas such as their shape, size, density and the configuration of settlements on them. Urban development refers to the different aspects of urbanisation, including:

- a. physical (land-use change such as urban sprawl and increase in artificial surfaces)
- geographical (population and employment concentration)
- economic (markets, agglomeration economies and knowledge spill overs)
- societal (social and cultural change).

...

Policies

...

UFD-P7	Provide for a comprehensive living environment
To provide for a comprehensive living environment <u>in the Ocean Ridge Development Area just west of Kaikōura Township.</u>	

...

Principal Reasons

UFD-PR1	Infrastructure and natural effects on the environment
On-site sewage treatment and disposal has the potential to adversely affect groundwater quality. Wherever possible, it is preferable for urban developments to be serviced with a reticulated sewage treatment and disposal system, as such systems reduce the likelihood	

of sewage treatment and disposal adversely affecting ground water quality. Urban water supplies should also be serviced by a reticulated potable water supply that is adequate and reliable.

Parts of Kaikōura township and surrounding land have a high probability of being flooded from the Kowhai River and other streams in the Kaikōura Plains catchment. Other natural hazards prevalent in the District include the threat of coastal erosion or inundation in coastal areas, and seismic hazards. In order to reduce risks to life and property, it is important that urban development does not take place in areas at high risk of being affected by natural hazards. For flood hazard and inundation, low flood risk generally means land which is outside the risk areas as indicated on the flood hazard maps, or for areas not included in these maps, where the probability of a flood event is less than a 10% chance in 50 years (0.2% Annual Exceedance Probability). The risk from coastal erosion is low on land outside the Coastal Hazard Lines, as shown in the Regional Council's Proposed Regional Coastal Environment Plan.

To maintain the safety and efficiency of State Highway 1, urban development should be contained within defined settlements.

Any future growth of urban areas must take into account potential conflicts with nearby activities. The perceptions of people to the effects of surrounding land uses can vary considerably. For example, there may be concern regarding the potential for conflicts between residential activities in the rural area and traditional farming activities. The need to protect the amenities of existing and future residential areas from the potential adverse effects of some rural activities must be balanced against the need to enable farmers and other rural landowners to use their land.

Unplanned urban development between existing coastal settlements of the District has the potential to adversely affect the amenity of this environment as viewed from the State Highway.

Recognition of the Council's obligations in terms of the Treaty of Waitangi and the needs of Te Rūnanga o Ngāi Tahu is important in respect of urban growth. Te Rūnanga o Ngāi Tahu would like to see consideration of Te Rūnanga o Ngāi Tahu values in any future urban developments, through the adoption of Māori place names, planting of native species and provision of services which meet high water quality and waste disposal standards.

Provision has been made for a ~~comprehensive residential living environment~~ master-planned neighbourhood on 135 hectares of rolling hill country just west of Kaikōura Township between State Highway 1 and Green Lane/Ludstone Road. ~~Unlike Relative to the General Residential and Commercial Zones, the Ocean Ridge Comprehensive Development Area has specific controls on~~ uses a combination of rules, standards and an Outline Development Plan to manage the number, type, scale and location of houses,

which are to be developed in a setting of complemented by open space and native restoration plantings.

The Ocean Ridge ~~Comprehensive~~ Development Area is connected with Kaikōura Township in multiple ways, ~~being reliant on the town's services including being connected to the town's reticulated sewerage system, the transport network and other physical, social and cultural respects.~~ While also reliant to a greater extent on the town's businesses, the zone provides the opportunity for some commercial, community, educational and visitor accommodation activities ~~and other small-scale business such as a convenience store~~ to establish within the zone. The establishment of such activities ~~small-scale business~~ will be convenient for residents, ~~will~~ reduce the frequency that residents may need to travel into the township and ~~will~~ assist in fostering a sense of community.

A high degree of transport connectivity is also to be provided ~~between~~ through the Ocean Ridge Development Area ~~and the existing township,~~ including for active transport and micromobility modes ~~that of alternative transport to private motor vehicles.~~ Development of Ocean Ridge will also provide a new major roading connection between State Highway 1 and Green Lane, which will enhance the connectivity and resilience of the local transport network. In time the Ocean Ridge Development Area will form a natural outer extent for Kaikōura Township in this direction with the Kaikōura Golf Course and the Kowhai River forming the western barrier.