

DEV1 - Kaikōura Peninsula Tourism Development Area

The Kaikōura Peninsula Tourism Development Area applies to approximately 180 ha of land located on the eastern part of the Kaikōura Peninsula. The Kaikōura Peninsula Tourism Development Area has been introduced to provide for an integrated tourism complex on Kaikōura Peninsula, consisting of a visitor complex, hotel, lodges, golf course with associated access, parking and landscape plantings. This development is to occur in specified locations in accordance with an Outline Development Plan with the necessary controls to ensure that the final complex is in sympathy with the Peninsula's landscape. A Lifestyle Living Area is also identified. Development of this area is to occur in accordance with an Overall Structure Plan with controls to ensure that residential development is appropriate within the immediate and wider landscape. The remaining land in the zone is to become a golf course or be retained as open space and/or for farming purposes, except for limited building development required to service the golf course or the open space areas as provided for in this plan. Retaining this open space is particularly important in the eastern part of the Peninsula where it has a strong connection to the coast. The Kaikōura walkway is also to be maintained and/or enhanced for public use.

The Peninsula is widely acknowledged as an outstanding and significant landscape, and which contains a number of sites of particular significance to Ngai Tahu. The Kaikōura Peninsula is a distinctive geological and landform unit, which has had a long history of settlement. It is a highly valued area of Kaikōura District. Land uses on the upper terraces of the Peninsula have been predominantly rural with the built environment largely confined to residential areas along the northern side of the Peninsula.

The zone provides an integrated approach to development and the environment, by enabling controlled development to proceed in locations which have been considered as appropriate, after having regard to the landscape / landform, visual, cultural and servicing constraints.

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."

<p>Building (NPS)</p>	<p>Means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> a. partially or fully roofed; and b. fixed or located on or in land; <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
<p>Building Coverage (NPS)</p>	<p>Means the percentage of the net site area covered by the building footprint.</p>
<p>Commercial Activity (NPS)</p>	<p>Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</p>
<p>Community Activity</p>	<p>means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, research, culture and/or spiritual well-being, but excludes recreational activities. A community activity includes schools, hospitals, rest homes, doctors' surgeries and other health professionals, churches, marae, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres.</p>
<p>Farming Activity</p>	<p>means the use of land and buildings for the primary purpose of the production of vegetative matter including agriculture, viticulture and horticulture and/or commercial livestock, but excludes intensive farming, aquaculture and any residential activity.</p>
<p>Height (NPS)</p>	<p>Means the vertical distance between a specified reference point and the highest part of any feature, structure, or building above that point.</p>
<p>Outdoor Entertainment Event (applies to the Kaikōura Peninsula Tourism Development Area)</p>	<p>means an event undertaken outdoors (including events in tents or marquees) for the purpose of meetings, performances, amusement, gatherings or sporting events (including any special golf event that attracts public galleries), whether a charge is made for admission or not.</p>
<p>Outdoor Living Space (NPS)</p>	<p>Means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p>

<p>Outline Development Plan</p>	<p>means the Plan(s) defining the areas in the Kaikōura Peninsula Tourism and Ocean Ridge Development Areas within which specific activities may take place in accordance with the rules for those Zones and attached as DEV1 Appendix 1 and DEV2 Appendix 2</p>
<p>Overall Structure Plan</p>	<p>means a plan for a specified Residential Development, which includes the whole Lifestyle Living Area and identifies the layout of any proposed subdivision and buildings and includes the subdivision scheme plan, road layout, vehicles access, any stormwater facilities, reserve area/s, water and sewer lines and connections, and landscaping. The plan shall include building height, site coverage and design details for all buildings, and outline the location and scale of any buildings and earthworks in relation to the landform.</p>
<p>Recreational activity (ODP)</p>	<p>Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment which is not commercial and includes the sale of food and beverage for consumption on the site, provided it is ancillary to the recreational activity.</p> <p>Recreational activities include sport clubs, art, craft and hobby clubs (i.e., painting, pottery, bridge, chess, photography clubs. and outdoor recreation pursuits) but excludes any recreational activity within the meaning of residential activity.</p>
<p>Residential activity (NPS)</p>	<p>Means the use of land and building(s) for people’s living accommodation.</p>
<p>Residential Curtilage</p>	<p>means land within a General Rural Zone used principally for residential activities, and includes the residential unit and accessory buildings, parking and manoeuvring areas for residential activities, and outdoor living space, but does not include gardens or landscaping.</p>
<p>Residential unit (NPS)</p>	<p>Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p>
<p>Site (NPS)</p>	<p>Means:</p> <ul style="list-style-type: none"> 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

	<p>allotments cannot be dealt with separately without the prior consent of the council; or</p> <p>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</p> <p>despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</p>
<p>Visitor Accommodation (NPS)</p>	<p>Means the land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</p>

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

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

NOISE - Noise

SUB - Subdivision

Issues

DEV1-I1	<i>Amenity values</i>
The <i>amenity</i> presently enjoyed by people may be affected by inappropriately located activities.	
DEV1-I2	Cohesion of existing township
Development on the Peninsula may threaten the cohesion of Kaikōura township.	
DEV1-I3	Diversity of educational, research, and <i>visitor accommodation</i> opportunities
Provision for a diverse range of <i>recreation</i> , research, tourism and <i>visitor accommodation</i> opportunities to establish within the District.	
DEV1-I4	Stormwater disposal
Inappropriate stormwater disposal has the potential to result in erosion, flooding, contamination, sediment loading in surface waterbodies, alterations to groundwater levels and adverse effects on water quality and ecological values.	

Objectives

DEV1-O1	<i>Buildings and activities are appropriately located</i>
To provide for activities and <i>buildings</i> that, in terms of both location and scale, sustain the <i>amenity</i> values experienced by residents of the Peninsula and township and by visitors to the district.	
DEV1-O2	Range of sustainable <i>recreation, visitor accommodation, research, and tourism activities</i>

To encourage and provide for a diverse range of sustainable *recreation, visitor accommodation*, research and tourism related activities, whilst ensuring that the quality of the environment is maintained or enhanced.

DEV1-O3 Manage stormwater runoff

1. To avoid stormwater disposal that degrades the quality of the existing surface and ground water.
5. To mitigate the adverse effects of stormwater runoff, generated from impervious surfacing within the zone.

Policies

DEV1-P1 Land use aligns with the *Outline Development Plan*

1. To enable the establishment of a visitor attraction complex, hotel, lodges and Lifestyle Living Area and associated facilities and activities provided that:
 - a. they are located in areas of the Peninsula that can better absorb, and thus reduce the visual impacts of the development;
 - b. the design, colour and materials of the *buildings* will be undertaken in a manner that further reduces the visual impact on other people; and
 - c. The design and layout of the Lifestyle Living Area is undertaken to ensure there are no more than minor impacts on the open space character and *amenity* of the Peninsula area, especially when viewed from the Peninsula walkway.
2. To ensure the remainder of the Peninsula is in open space or used for *farming* purposes and is free of *buildings* and other structures not associated with the golf course that would compromise the highly valued *amenity* experienced by people.
3. To promote linkages between the Kaikōura Peninsula Tourism Development Area and the other urban zones by, for example, maintaining existing walkway linkages within the zone to the Kaikōura coastal walkway and the township (at, or in the vicinity of their existing location).

DEV-P2 Activities are sustainable, appropriately located

1. To provide for development of *recreational, research, visitor accommodation* and tourism related activities in a managed and sustainable manner.
2. To ensure that the provision of research, *visitor accommodation* and tourism related activities do not adversely affect the quality of the environment.
3. To avoid detracting from the primary focus of the existing town centre.

DEV1-P3	Infrastructure and natural hazard management
<ol style="list-style-type: none"> 1. To avoid an increase in the rate of stormwater runoff to a level which adversely affects water quality, soil stability, ecological values or increases flood hazard. 2. To ensure that the necessary stormwater control and disposal systems are undertaken by the developer in recognition of the amount and rate of anticipated runoff and the potential effects of such runoff. 3. To promote the use of natural surface infiltration as a means of stormwater disposal in parts of the zone where this is not limited by geotechnical constraints. 4. To promote the reuse of grey water as a source of irrigation water. 5. To require the provision of drainage swales along the primary and secondary vehicle accesses. 	

Rules

In addition to the rules below, approvals may also be required from the New Zealand Historic Places Trust to destroy, damage or modify archaeological sites, and under HH - Historic Heritage.





Resource consents in relation to the following matters shall be non-notified, notice of such applications need not be served on affected persons, and the written approval of affected persons need not be obtained:



- a. DEV1-R7(2)
- b. DEV1-R10
- c. Any activity that does not achieve compliance with DEV1-S7 or DEV1-S8.

DEV1-R1	Visitor accommodation
	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with DEV1-S1 to DEV1-S12 b. The length of any one stay by one party is limited to 3 months (cumulative) per year.
	<ol style="list-style-type: none"> 2. Activity status: Restricted discretionary <p>Where:</p>

	<p>a. Compliance is not achieved with DEV1-S3 to DEV1-S12</p> <p>b. Compliance is not achieved with DEV1-R1(1)(b).</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R2	<i>Commercial activities (limited to displays, offices, and retail)</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV1-S1 to DEV1-S12.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S3 to DEV1-S12.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R3	Community activities (limited to research and education facilities)
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV1-S1 to DEV1-S12.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S3 to DEV1-S12.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R4	Residential activities (limited to caretakers' units required for activities carried out in the Building Platform Location Areas shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1)
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV1-S1 to DEV1-S12</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S3 to DEV1-S12.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard with which compliance is not achieved.</p>

	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R5	<i>Recreational activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV1-S1 to DEV1-S12</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S3 to DEV1-S12.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R6	Golf courses
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with DEV1-S1 to DEV1-S12</p>
	<p>2. Activity status: Restricted discretionary</p>

	<p>Where:</p> <p>a. Compliance is not achieved with DEV1-S3 to DEV1-S12.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R7	<i>Outdoor entertainment events</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Attendance is less than 1,000 people; and</p> <p>b. Compliance is achieved with DEV1-S1 to DEV1-S12.</p>
	<p>2. Activity status: Controlled</p> <p>Where:</p> <p>a. Attendance exceeds 1,000 people.</p> <p>Matters of control:</p> <p>2. Methods to control the management of traffic and parking;</p> <p>3. Methods to manage the demand for water supply and the disposal of sewage;</p> <p>4. Methods to control litter;</p> <p>5. Methods to notify any affected adjacent landowners of an impending event.</p>
	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S3 to DEV1-S12.</p> <p>Matters of discretion:</p>

	<p>1. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>4. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>5. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R8	<i>Farming activities (excluding intensive farming)</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Where the activities are located within the Building Platform Location Area shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1, compliance is achieved with DEV1-S1 to DEV1-S12.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S3 to DEV1-S12.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R9	Take off or landing of helicopters for emergencies, rescue, firefighting, or civil defence purposes
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with DEV1-S1 to DEV1-S12.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with DEV1-S3 to DEV1-S12.</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with DEV1-S2.</p>
	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R10	<i>Buildings</i> associated with permitted activities (except <i>buildings</i> associated with <i>farming</i> activities)
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Visual impacts, excluding <i>building</i> design, and including but not limited to colour and materials of <i>buildings</i>, quality of materials, and reflectivity of materials used on the exterior of <i>buildings</i>; 2. Earthworks associated with the construction of <i>buildings</i>; 3. Landscape treatment around <i>buildings</i>; 4. Stormwater disposal; and 5. The matters of discretion of any standard with which compliance is not achieved.
	<p>2. Activity status: Discretionary</p>

	<p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R11	Lodges located within the Building Platform Location Area labelled "Lodges" shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Visual impacts, including but not limited to external <i>building</i> design, colour and materials of <i>buildings</i>, quality of materials, and reflectivity of materials used on the exterior of <i>buildings</i>; 2. Earthworks associated with the construction of <i>buildings</i>; 3. Landscape treatment around <i>buildings</i>; 4. Stormwater disposal; and 5. The matters of discretion of any standard with which compliance is not achieved.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R12	Refreshment kiosk associated with the golf course located outside the Building Platform Location Area shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Location of the <i>building</i>;

	<p>2. Visual impacts, including but not limited to external <i>building</i> design, colour and materials of <i>buildings</i>, quality of materials, and reflectivity of materials used on the exterior of <i>buildings</i>;</p> <p>3. Earthworks associated with the construction of <i>buildings</i>;</p> <p>4. Stormwater disposal; and</p> <p>5. The matters of discretion of any standard with which compliance is not achieved.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S2.</p>
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV1-S1.</p>

DEV1-R13	<p>Any activities including structures, <i>residential units</i>, and accessory buildings where it is located within the Lifestyle Living Area shown in DEV1 Appendix 1 that is in accordance with an <i>Overall Structure Plan</i></p>
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The subdivision and land use consent for all <i>buildings</i> are applied for concurrently.</p> <p>b. An <i>Overall Structure Plan</i> for the whole of the Lifestyle Living Area shall be lodged at the time of consent application.</p> <p>c. The <i>Overall Structure Plan</i> shall show how the development is designed in order to minimise any visual impact on the landscape value of the Upper Peninsula Terraces and the unbuilt Eastern Peninsula Area.</p> <p>Matters of discretion:</p> <p>1. In addition to DEV1-S1 to DEV1-S12, Council shall have regard, but not be limited to the specific matters listed below:</p> <p>a. The location and layout of each <i>building</i>, including <i>residential unit</i> and associated <i>residential curtilage</i> area.</p> <p>b. The location and scale of all <i>buildings</i>, including residential units -</p>

	<ul style="list-style-type: none"> i. The <i>height, site coverage</i> and location of all <i>buildings</i> in relation to the landform. i. Colour schemes. ii. All associated accessory <i>buildings</i>. iii. All proposed landscaping and layout of <i>residential curtilage</i> and <i>outdoor living space</i> areas. iv. Proposed vehicle access, manoeuvring areas and access layout. v. The design of any <i>building</i>, including any <i>residential unit</i>, associated <i>residential curtilage</i>, any structures and any landscaping in accordance with Appendix 1. <p>c. Location of services, access and roading layout for the whole Lifestyle Living Area shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1.</p> <p>d. Earthworks associated with the construction of <i>buildings</i> or associated services, including roads and access points.</p> <p>e. In relation to subdivision matters the compliance with the Performance Standards in SUB - Subdivision.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with DEV1-S1.

DEV1-R15	Any <i>building</i> or structure not located within a Building Platform Area, or developed in accordance with the <i>Overall Structure Plan</i> for the Lifestyle Living Area shown in DEV1 Appendix 1
	<p>1. Activity status: Non-complying.</p>

DEV1-R16	<i>Residential buildings</i> and other <i>buildings</i> associated with <i>farming activities</i>
	<p>1. Activity status: Non-complying.</p>

DEV1-R17	Any activity not specifically provided for in the Kaikōura Peninsula Tourism Development Area
	<p>1. Activity status: Non-complying.</p>

Standards

DEV1-S1	<i>Building and activity location</i>
<ol style="list-style-type: none"> 1. All <i>buildings</i> shall be located in accordance with the applicable Building Platform Location Area shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1. 2. All parking areas (other than overflow parking areas) shall be located generally in accordance with the applicable Parking Area Location shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1. 3. The primary vehicle access shall be aligned generally in accordance with the alignment shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1, except for <ol style="list-style-type: none"> a. those <i>buildings</i> provided for in (d) below, and; b. any golf course service/maintenance <i>buildings</i> located within 150m of the outer edge of the applicable Building Platform Location Area as shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1. 4. Areas outside of the Building Platform Location, Lifestyle Living Area, and Parking Areas shown on <i>the Outline Development Plan</i> in DEV1 Appendix 1 shall only be used for the following: <ol style="list-style-type: none"> a. golf course, and associated shelter, toilets and refreshment kiosk; b. other outdoor recreation activities not requiring <i>buildings</i>; c. <i>outdoor entertainment events</i>; d. <i>farming</i>, excluding intensive farming; 	

<ul style="list-style-type: none"> e. vehicle access and parking areas (including overflow parking areas); f. temporary <i>buildings</i> permitted under the TEMP chapter; g. retaining walls less than 1.5m in <i>height</i> located on slopes not exceeding 18 degrees (1V:3H); h. pedestrian or golf cart bridges. <p>5. All development in the Lifestyle Living Area, shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1, shall be in accordance with an <i>Overall Structure Plan</i> for the Lifestyle Living Area approved by the Council as part of the subdivision and land use consent for the Lifestyle Living Area. The <i>Overall Structure Plan</i> shall show the following:</p> <ul style="list-style-type: none"> a. The location and layout of each <i>building</i>, including <i>residential units</i> and associated <i>residential curtilage</i> area. b. The location of all <i>buildings</i>, including <i>residential units</i>. c. The <i>height</i>, <i>site coverage</i>, and location of all <i>buildings</i> in relation to the surrounding landform. d. All associated accessory <i>buildings</i>. e. All proposed landscaping and <i>residential curtilage</i> areas. f. Proposed vehicle access and proposed access layout in accordance with the hierarchy outlined in the appendices of the TRAN - Transport chapter. 	
<p>DEV1-S2</p>	<p>Scale and/or nature of development</p>

The scale and/or nature of *building* development within the zone shall be limited to the following:

1. *Visitor Accommodation* – limited to:
 - a. hotel (maximum of 250 bedrooms) and conference facilities (for a maximum of 250 persons);
 - b. lodges – maximum of 12 lodges, each with a maximum of 4 bedrooms.
2. Golf Course – limited to:
 - a. one clubhouse;
 - b. a refreshment kiosk not exceeding 200m² GFA ;
 - c. golf course service/maintenance *buildings* not exceeding 300m² in area (provided that the total floor area of all golf course service *buildings* shall not exceed 300m² in area);
 - d. shelters and toilets.
3. Visitor Attraction Complex – limited to:
 - a. exhibits/information/displays;
 - b. offices;
 - c. retail;
 - d. research/education facilities;
4. Retail and Offices – limited to any retail activities and offices shall be associated with, and secondary and ancillary to tourism, research, education and *recreation activities* within the zone.
5. Temporary Buildings – limited to temporary buildings permitted under TEMP chapter.
6. Lifestyle Living Area - limited to a maximum of 30 *residential units* with a maximum of 25% *site coverage* for all *buildings* averaged over the whole area.

DEV1-S3	Height of buildings
<p>1. Hotel: No part of any <i>building</i> shall protrude through a plane that connects the points on the grid included in DEV1 Diagram 1, except that in the area shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1 as ‘hotel or lodges’ Building Platform Location Area, DEV1-S3(4) shall apply.</p> <p>2. Visitor Attraction Complex:</p> <p>a. Main <i>Buildings</i> – no part of the visitor attraction complex shall be greater than 65 mamsl , except that if the roof of the complex is to be grassed it may protrude above 65 mamsl but shall not extend above 70 mamsl;</p> <p>b. Secondary <i>Buildings</i> - 5m maximum <i>height</i>, and no part of any <i>building</i> shall extend above 65m mamsl.</p> <p>3. Lodges: 7.5m maximum <i>height</i>, and no part of any <i>building</i> shall extend above 105 mamsl, except that in the area shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1 as ‘hotel or lodges’ Building Platform Location Area clause (d) shall apply.</p> <p>4. Hotel or Lodges (within the area shown as ‘hotel or lodges’ Building Platform Location Area shown on the <i>Outline Development Plan</i>): 5m maximum <i>height</i>, and no part of any <i>building</i> shall extend above 85 mamsl.</p> <p>5. Clubhouse: The maximum <i>height</i> of the <i>building</i> shall be 18m; and no part of the <i>building</i> shall extend above 98 mamsl.</p>	

<p>6. Golf course Service/Maintenance <i>Buildings: 10m maximum height</i></p> <p>7. Refreshment Kiosk: 5m maximum <i>height</i></p> <p>8. Other <i>Buildings: 5m maximum height</i></p> <p>9. <i>Buildings</i> within the Lifestyle Living Area: All <i>buildings</i> shall be constructed to ensure that <i>buildings</i> do not break the skyline, ridgeline or any part of the upper Peninsula terraces, and retains a natural landform backdrop between the <i>buildings</i> and skyline, when viewed from any point on the Peninsula Walkway.</p> <p>Exclusions: For the purpose of this standard, <i>height</i> shall exclude:</p> <ul style="list-style-type: none"> a. chimneys, provided that the maximum <i>height</i> permitted by this rule is not exceeded by more than 3m. b. skylights in the visitor attraction complex (main <i>building</i>), provided that the maximum <i>height</i> permitted by this rule is not exceeded by more than 1.5m. 	
DEV1-S4	Zone boundary separation
<p>No <i>building</i> shall be located closer than 25m from the zone boundary, except that this does not apply to any <i>building</i> in the Visitor Attraction Complex, or the Lifestyle Living Area shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1, and the refreshment kiosk located within or immediately adjacent to the golf course.</p>	
DEV1-S5	Landscaping

1. Planting Area 'A' shown on the *Outline Development Plan* in DEV1 Appendix 1 shall be planted with trees or shrubs capable of reaching a *height* of 5 - 10m at maturity; and/or banded or fenced to a maximum *height* of 1m except that this does not apply:
 - a. across the *site* entrance, or;
 - b. within any area deemed necessary for sight distance requirements at the *site* entrance in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 6 – Roundabouts.
2. A minimum of 60% of the planting required under DEV1-S5(1)(a) and (b) shall be species indigenous to the local area.
3. Planting required under DEV1-S5(1)(a) and (b) shall be established prior to the operation of the hotel, clubhouse, golf course or visitor attraction complex commencing.
4. At least 20% of the Planting Area 'B' shown on the *Outline Development Plan* in DEV1 Appendix 1 shall be planted with species indigenous to the local area capable of reaching a *height* of 2 -10m at maturity.
5. Planting required under DEV1-S5(4) shall be established prior to the operation of the hotel commencing.
6. All landscaping within the Lifestyle Living Area shown in DEV1 Appendix 1, shall be shown on the *Overall Structure Plan* for the Lifestyle Living Area and shall be established to preserve the landscape value and open space character of the Peninsula Landform.

DEV1-S6	Outdoor storage	
<p>Other than for construction purposes, no goods, materials or equipment shall be stored outside a <i>building</i> except for vehicles associated with the activity parked on the <i>site</i> overnight.</p>		
DEV1-S7	Servicing - Water	
<p>1. Before occupation of any <i>buildings</i> associated with any permitted activity rules in the DEV1 chapter, a connection to the Council reticulated water supply shall be established.</p> <p>2. Any <i>building</i> used for overnight accommodation of people in the Lifestyle Living Area shown in DEV1 Appendix 1 shall be provided with a connection to Council reticulated water supply.</p>		
DEV1-S8	Servicing - Sewage	
<p>1. a. Before occupation of any <i>buildings</i> associated with any permitted activity rules in the DEV1 chapter, a connection to the Council reticulated sewage system shall be established.</p> <p>2. Any <i>building</i> used for overnight accommodation of people in the Lifestyle Living Area shown in DEV1 Appendix 1 shall be provided with a connection to Council reticulated sewage system.</p>		
DEV1-S9	Vehicle access	
<p>1. The main vehicular access into the zone shall be via the primary vehicle access shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1, except that a second vehicle entry point into the zone (shown as the secondary vehicle access on the <i>Outline Development Plan</i> in DEV1</p>		

<p>Appendix 1) shall be used for vehicles involved in golf course construction, maintenance activities for the golf course or by staff involved in golf course operation and maintenance.</p> <p>2. Any <i>Overall Structure Plan</i> submitted in accordance with DEV1-S1 shall outline the vehicular access for the Lifestyle Living Area including access widths to the standard outlined in TRAN Table 1 and performance standards in SUB - Subdivision.</p>	
DEV1-S10	Cycle access
<p>The main point of cycle entry into the <i>site</i> shall be via the primary vehicle access as shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1.</p>	
DEV1-S11	Walkways
<p>Walkways shall be constructed between the points shown on the <i>Outline Development Plan</i> in DEV1 Appendix 1.</p>	
DEV1-S12	Waste management
<p>Any commercial activity that generates waste shall comply with the Waste Management Protocol set out in Appendix G.</p>	

Methods Other Than Rules

DEV1-M1	Methods to achieve DEV1-P1
<p>To achieve DEV1-P1 through:</p> <ol style="list-style-type: none"> 1. Provision of performance standards to protect the <i>amenity</i> and environmental quality of land within the Kaikōura Peninsula Tourism Development Area 	

2. Provision of rules and the *Outline Development Plan* to control the location, scale and density of *buildings* within the Kaikōura Peninsula Tourism Development Area
3. Requirement for approval of an *Overall Structure Plan* for the Lifestyle Living Area.

DEV1-M2	Methods to achieve DEV1-P2
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To achieve DEV1-P2 through:

1. Identification of the Kaikōura Peninsula Tourism Development Area in the District Plan which provides for *recreation*, research, *visitor accommodation* and tourism related activities to be established in an integrated manner.
2. Rules and performances standards in the District Plan to control the use, development and subdivision of land in the zone.
3. Requirement of financial and development contributions for upgrades from new development and subdivision.
4. Guidelines to promote and encourage the reduction, reuse and recycling of unwanted materials – refer to the Waste Management Guidelines - All Zones in Appendix 2.

DEV1-M3	Methods to achieve DEV1-P3
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To achieve DEV1-P3 through:

1. Rules in the District Plan controlling the design of the primary vehicle access and the type of materials used for footpaths, car parks and road surfaces.
2. Resource consents from the Regional Council for stormwater discharge.

Principal Reasons

DEV1-PR1	Provision for integrated tourism
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The Kaikōura Peninsula Tourism Development Area has been introduced to provide for an integrated tourism complex on Kaikōura Peninsula (refer to Issue 5), consisting of a visitor complex, hotel, lodges, golf course with associated access and carparking and landscape plantings. The policies enable this development to occur in particular locations, with controls on the *height* and design of *buildings* to ensure that they are in sympathy with the Peninsula’s landform (refer to Issue 2) and are not visually intrusive, thus compromising *amenity* of Kaikōura residents. The remaining land in the zone is to become a golf course or be retained as open space, except for limited *building* development required to service the golf course or the open space areas. Retaining this open space is particularly important in the eastern part of the Peninsula where it has a strong connection to the coast (refer to Issue 3). Consistent with these policy outcomes an *Outline Development*

Plan has been incorporated into the District Plan. This plan also shows the walkway connections to the Kaikōura walkway. Limits on the location and scale of permitted development within the zone and the maintenance of linkages between the township and the zone will promote cohesion.

DEV1-PR2	Tourism industry
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The tourism industry is making an increasing contribution to the District’s economy. However limited provision is made for tourism related activities to develop in an integrated manner with other activities. The Kaikōura Peninsula Tourism Development Area has been developed on the premise of an integrated tourism, *visitor accommodation, recreation* and research facility – of such a scale that will provide for the future development of Whale Watch Kaikōura Limited or its successor (the developer) and aid the sustainable development of Kaikōura township.

The creation of a specific zone enables the effect of the proposed activities to be assessed together and controlled by way of an *Outline Development Plan*.

The Council and Whale Watch Kaikōura Limited have an agreement whereby Whale Watch Kaikōura Limited will pay a contribution toward upgrading of the town’s infrastructure. The agreement is based on the development as proposed and provided for by the *Outline Development Plan* at the time of notification of the variation. Any further development, over and above that provided for by the *Outline Development Plan*, may result in additional contributions to be paid. Assessment of the impact of the Lifestyle Living Area on the town’s infrastructure, including additional contributions to be made, shall be undertaken at the time of *Overall Structure Plan* approval.

DEV1-PR3	Stormwater disposal
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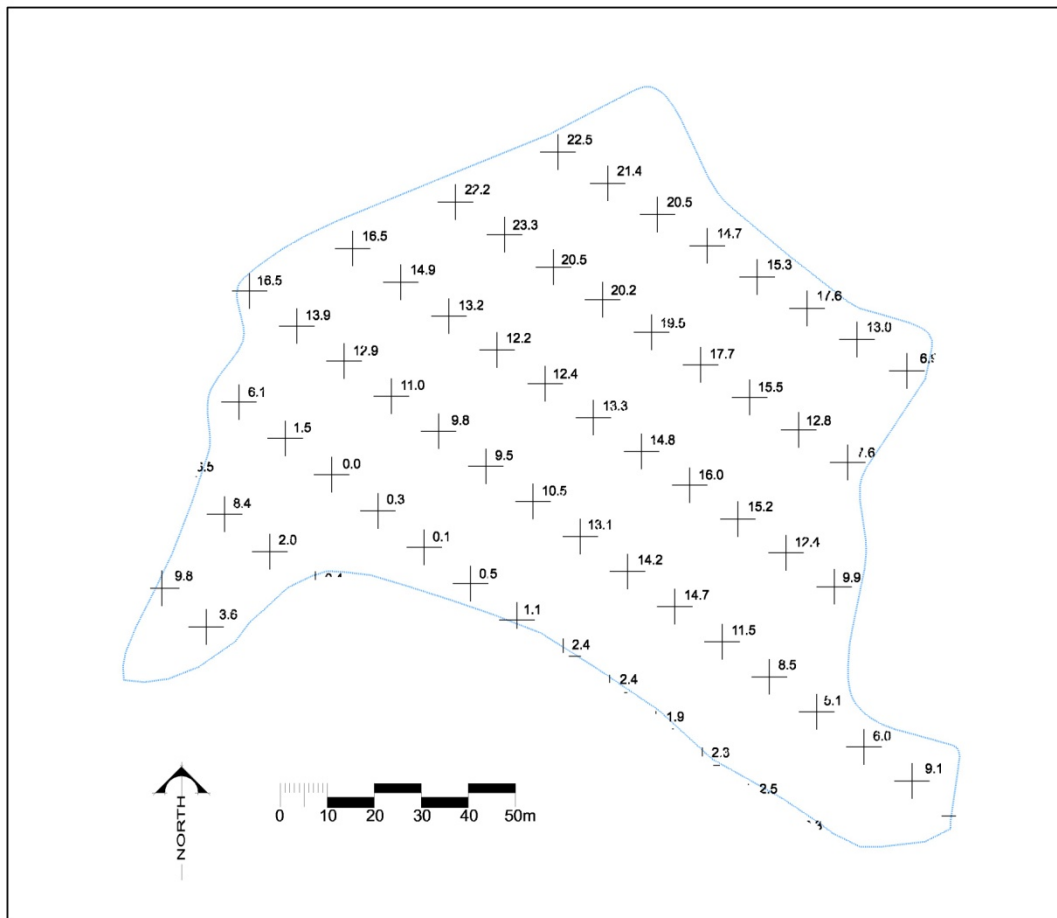
Stormwater disposal from much of the land within the zone has historically discharged into Phair’s Drain, and eventually into South Bay. The rate of stormwater runoff has the potential to increase as a result of development within the zone, however various techniques are available to minimise this.

These techniques involve incorporation of swales into roading design, the use of retention ponds, vegetation of parts of the zone to promote surface infiltration, and temporary detention of runoff in storage devices.

Anticipated Environmental Results

DEV1-A1	Anticipated environmental results for the Kaikōura Peninsula Tourism Development Area
	<ol style="list-style-type: none"> 1. Cohesion between the Kaikōura Peninsula Tourism Development Area and the rest of the township through the development of a safe and efficient roading network, and the maintenance of walkway linkages to the established walkway network around the outer edge of the Kaikōura Peninsula and the township. 2. The creation of an international style hotel and other <i>visitor accommodation</i> in recognition of the diversity of needs of Kaikōura residents and visitors. 3. Development and enhancement of <i>recreational</i> opportunities of the area. 4. Provision of a range of tourist, <i>visitor accommodation</i>, research and <i>recreational activities</i> which can be used by the local community, as well as overseas and New Zealand tourists, without any significant adverse effects on the environment. 5. A co-ordinated and consistent design theme that acknowledges the landscape, natural character, geological and cultural environment within which the <i>site</i> is located. 6. Development of opportunities for ecological restoration in conjunction with the provision of planting to mitigate against the potential effects of stormwater runoff and to enhance natural character. 7. Maintenance and enhancement of public access to the coast. 8. Maintenance of the open space character of the zone.

DEV1 Diagram 1: Floating Grid Diagram



Note: This grid applies to the 'hotel' Building Platform Location Area shown on the Outline Development Plan for the Kaikōura Peninsula Tourism Development Area (contained as DEV1 Appendix 1).

The numbers referred to at the grid points in the above diagram are heights in metres above existing ground level.

The maximum height of any building is determined by the heights above existing ground levels of a plane connecting the grid points shown on the above diagram.

If the existing ground level is altered, the maximum height permitted shall be adjusted accordingly to ensure that the maximum height above existing ground level shown on the diagram is not exceeded.

