

Ocean Ridge

Masterplan Document

November 2025

1322001



Project Overview & Masterplan Purpose

This document outlines the masterplanning process for the next phases of development at Ocean Ridge, Kaikōura. Situated between the Seaward Kaikōura Ranges and South Pacific Ocean, Ocean Ridge occupies a unique topographical position where small-town charm, rural character, and coastal lifestyle converge.

With aspiring goals for urban design, connectivity, and ecological restoration, this project is centred on shaping the future stages of Ocean Ridge into a vibrant, resilient, and desirable place to live. The masterplan is grounded in a careful analysis of the site, ensuring that a strong sense of place and a high quality of life is achieved for residents.

The masterplan is intended to function as a reference document, including to inform future changes to the provisions in the Kaikōura District Plan relating to Ocean Ridge. Those changes will be informed by a range of other technical and strategic policy influences. It is accordingly not envisaged that the masterplan will be rigidly applied and the eventual regulatory settings in any future plan change(s) may differ from the following content.



Document:	Ocean Ridge Urban Design Masterplan	Date and Revs
Prepared for:	Cargill Station Limited	03/11/25 - Rev G 30/07/25 - Rev F 09/07/25 - Rev E 27/05/25 - Rev D 09/05/25 - Rev C 30/04/25 - Rev B 09/10/24 - Rev A
Prepared by Novo Group:	Anne Wilkins NZILA Registered Landscape Architect Principal Landscape Architect Olly Chan Landscape Architect Ella Christian-Farrow Landscape Architect	

The intention of the Masterplan is to inform the future works and design. The information has been prepared for the client according to their instructions. The information contained in this report should not be used by anyone else, or for any other purposes. Any advice contained in this report is subject to this limitations of clients provided information.

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1.0 Existing environment: Constraints & Analysis





MT FYFFE

BLENHEIM
120 KM

INLAND ROAD

MT LYFORD
VILLAGE 42 KM

KŌWHAI
RIVER

Views of the
Kaikōura Ranges

KAİKŌURA
FLAT

LAKE
ROTOITĪ

LAKE
ROTORUA

OCEAN RIDGE

KAİKŌURA

KAHUTARA
RIVER

CHRISTCHURCH 170
KM

PEKETĀ

SOUTH BAY

KAİKŌURA
PENINSULA

SEAL COLONY

Views out to the
South Pacific Ocean



KŌWHAI
RIVER

OCEAN RIDGE

KAIKŌURA
FLAT

SH1

KAIKŌURA

SH1

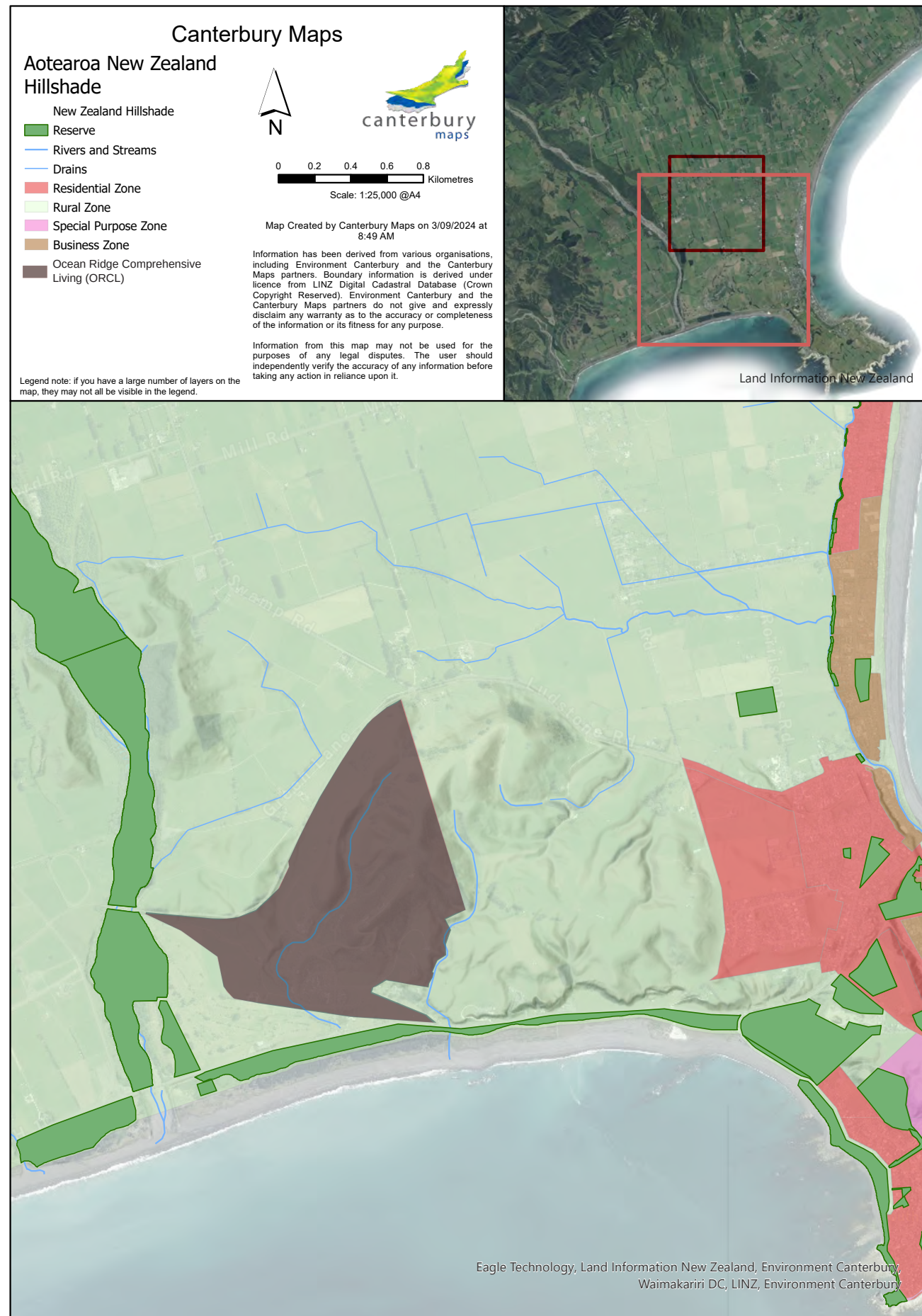
KAIKŌURA
GOLF CLUB

SH1

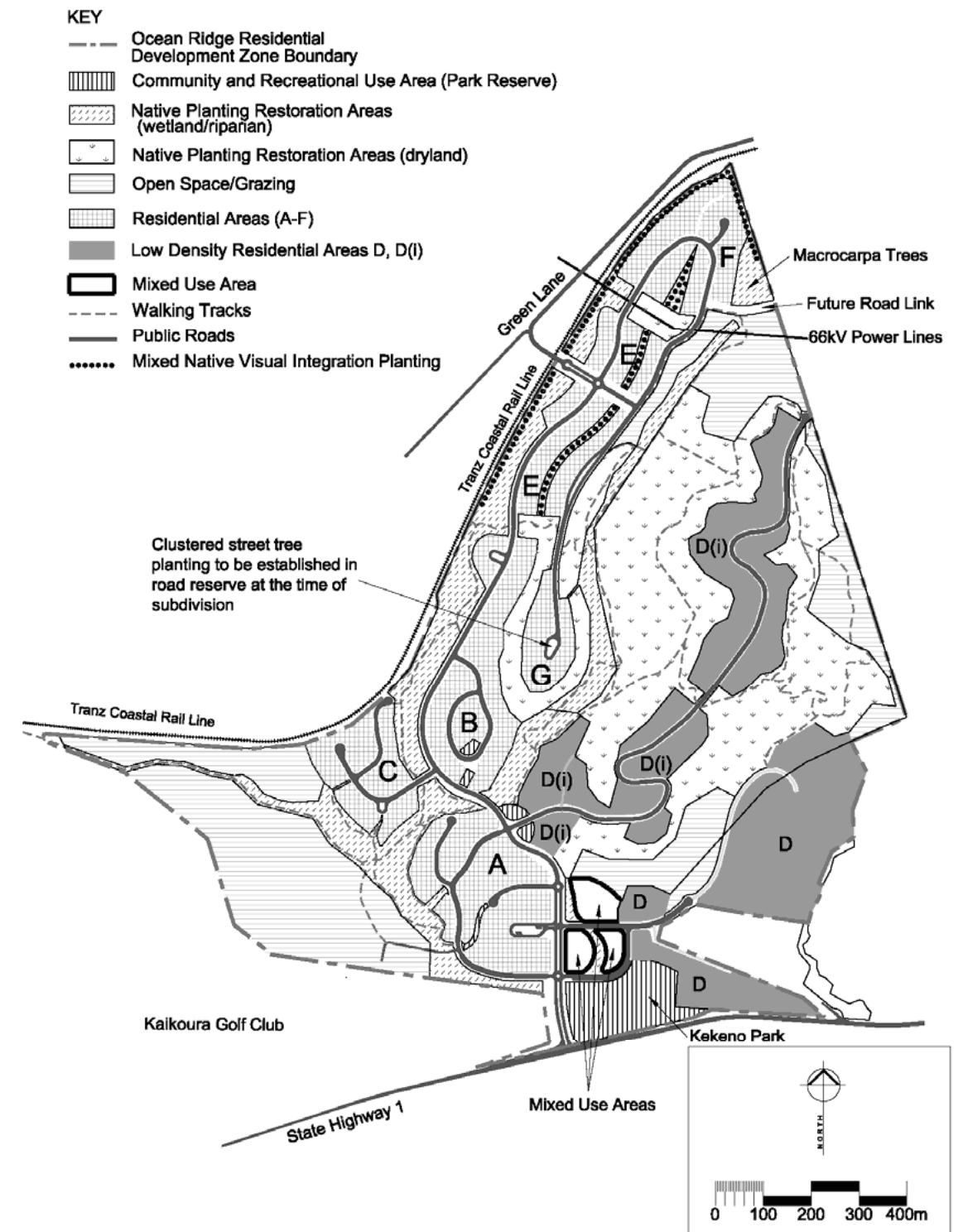
NOHOANGA
SITE

SOUTH BAY

1.3 Operative District Plan & Outline Development Plan



Appendix P: Outline Development Plan 1 – Ocean Ridge Comprehensive Living Zone



OCEAN RIDGE COMPREHENSIVE LIVING ZONE
Outline Development Plan 1

Rev August 09

1.4 Urban Design Framework

Planning Considerations & District Plan Framework

- The National Planning Standards 2019 requires an urban form and development chapter. 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 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) and societal (social and cultural change).
- The operative District Plan also contains a specific chapter dedicated to the use and development of Ocean Ridge, as well as district-wide chapters providing relevant direction on subdivision, hazards, lighting and other matters.

Key Urban Form & Development (UFD) principles from Part 2 of the Kaikōura District Plan (KDP)

- The Ocean Ridge development reflects the main intentions, aims and objectives of the UFD Chapter regarding urban form and development of the KDP.
- This masterplan seeks to reflect the intents of the urban design direction in key residential areas, particularly the main gateways, and nodes.
- The UFD outlines notions including character expression, design considerations, urban cohesion and form representation.
- Policies outline a focus on consolidation of areas, that are efficiently and thoughtfully designed to cater to the wider area and region. A selection of applicable Objectives, Policies, Methods Other Than Rules and Principal Reasons are demonstrated spatially in the adjacent diagram.



Policy & Planning Framework – Sample Policies from the Kaikōura District Plan

The following policies have been retrieved from the Kaikōura District Plan – Part 2 District Wide Matters – UFD – Urban Form and Development

UFD-P1 – Urban development avoids natural hazards

To accommodate additional urban development only where the risk from flooding, land instability and coastal erosion or inundation are low.

UFD-P2 – Urban growth integrates with traffic safety and efficiency

To ensure additional urban growth does not adversely affect traffic safety and efficiency of the State Highway.

UFD-P4 – Provide for peripheral urban development

To provide for peripheral urban development where the adverse effects on other activities are able to be avoided or mitigated.

UFD-P5 – Urban growth accounts for Treaty of Waitangi obligations

To ensure that any proposals for urban growth respect the obligations under the Treaty of Waitangi, and the needs of Te Rūnanga o Ngāi Tahu

UFD-P6 – Discourage unplanned urban growth

To discourage unplanned urban growth between the coastal settlements to protect the amenity of coastal areas as viewed from the State Highway.

UFD-P7 – Provide for a comprehensive living environment

To provide for a comprehensive living environment just west of Kaikōura Township.

UFD-P8– Existing infrastructure is used efficiently

To ensure that existing physical infrastructure is used efficiently by accommodating additional urban development within the existing urban areas or on the periphery of these areas.

UFD-P9 – Reduce energy needs and consumption

To reduce the need for the use of fossil fuels by accommodating additional urban development within existing urban areas or on the periphery of these areas.

UFD-P12 – Provide for commercial areas

To recognise and provide for principal retail / commercial areas through the use of zoning.

UFD-P14 – Encourage development in line with Kaikōura's character

To encourage developers and tourist operators to undertake activities in a manner which recognises and enhances Kaikōura's "small coastal village" character.

UFD-P16 – Building design and tourist facilities

To promote and encourage building design and tourist facilities which reflect and incorporate elements of a small coastal village.

UFD-P17 – Design guidelines

To encourage development to proceed in accordance with the design guidelines in Appendix 1.

UFD-P18 Tourism development

To encourage appropriate development in the District in recognition of the changing role of Kaikōura as a tourist destination.

UFD-P23

To provide for existing and proposed visitor accommodation activities as well as additional affordable housing.

The following policies have been retrieved from the Kaikōura District Plan – Part 3 Area Specific Matters – DEV2 – Ocean Ridge Development Area.

DEV2-P1 – Development occurs according to the Outline Development Plan

To enable the development of residential and low density residential housing in areas identified in an outline development plan, so as to ensure the design elements of development are incorporated in order to maintain or enhance the quality of this environment

DEV2-P2 –Control buildings to limit effects

To limit each residential area to a specified number of houses and to control location, height and coverage of buildings on individual allotments within the various areas so as to ensure the local environment is of a quality that would be expected by subsequent owners and the wider community, and to avoid adverse effects on neighbours such as shading.

DEV2-P3 – Recognise native restoration planting

To recognise the positive contribution that the establishment of native restoration plantings and open space would make to the development and the surrounding environment.

DEV2-P4– Require additional building controls and planting requirements

To provide additional building bulk, location and design controls, and planting requirements, on the more prominent ridge so as to mitigate the visual impact of development.

DEV2-P5 –Native restoration planting is maintained

To ensure defined areas of native restoration plantings and open space areas are maintained and those areas are subsequently free of residential and other development, which would otherwise compromise natural, landscape and amenity values.

DEV2-P7 –Enable supporting service activities

To enable the establishment of community and recreation activities, visitor accommodation, and small-scale restaurant, office and retail sales, including the provision of convenience goods, in defined areas in order to provide services that are of a nature and scale appropriate to the comprehensive living environment.

DEV2-P8 –Ensure earthworks are appropriately managed

To ensure earthworks associated with the development of the area, and the associated rehabilitation of disturbed ground, are carried out in manner that avoids or mitigates adverse visual effects

DEV2-P10 –Provide for integrated road network

To provide for an integrated road network that links the Ocean Ridge Development Area roading network to State Highway 1, Green Lane and adjacent rural land.



LEGEND

- Site boundary
- State Highway 1
- Railway line
- Future cycleway connecting township to Kōwhai River
- The Whale Trail
- The Kaikoura Trail (bike)
- Existing walking tracks
- Potential walking tracks
- Roads
- Potential road connections
- Existing town centre
- Existing commercial / residential / industrial mixed use area (approximate)
- Proposed multi use area

0 100 300 500 m
1:15,000 @ A3

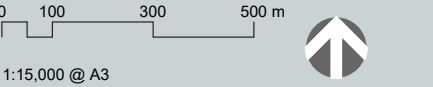




LEGEND

- Site boundary
- Taiapure
- Wāhi Tapu
- Wāhi Tapu, Wāhi Taonga
- Nohonaga Site
- Archaeological Areas (as of M.Trotter, December 2009)
- Firestones fortuitously revealed by tracks clearing away pine needle ground cover (as of M.Trotter, December 2009)

Note: Layers retrieved from KDP Digital Plan and Canterbury Maps Ngaī Tahu layers

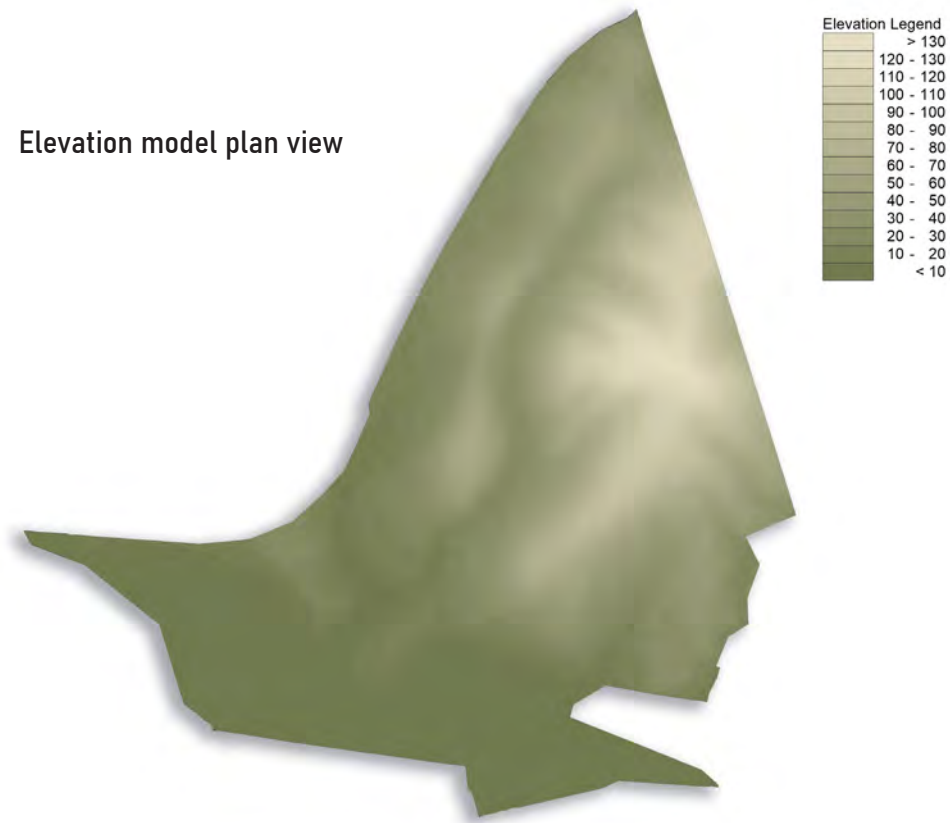


TAKAHANGA

Approx. location of finding
▲ 2 adze-heads now in
Canterbury Museum

- ▲ 031/101
- ▲ 031/22 (approx. location)
- ▲ 031/100
- ▲ 031/99
- ▲ 031/98
- ▲ 031/102
- ▲ 031/54
- ▲ 031/75

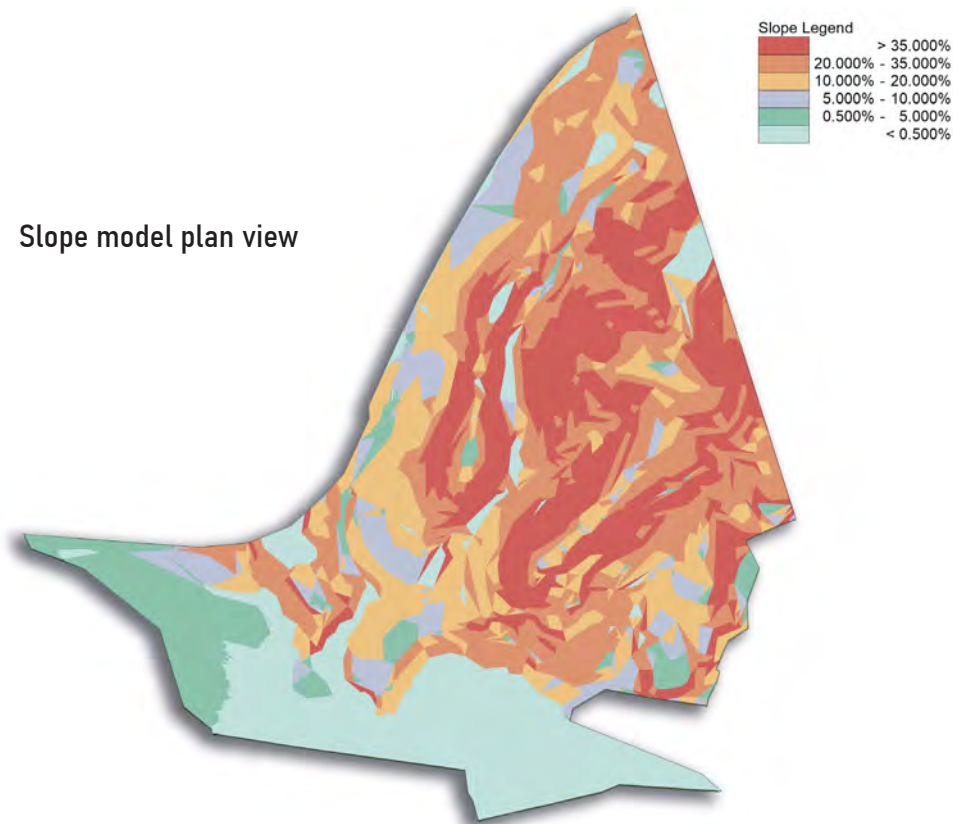
Elevation model plan view



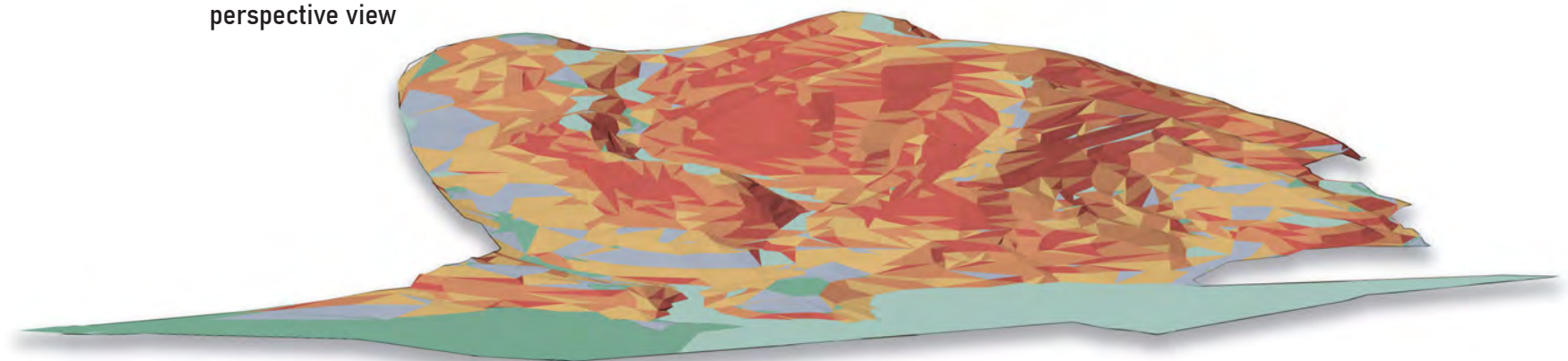
Elevation model perspective view



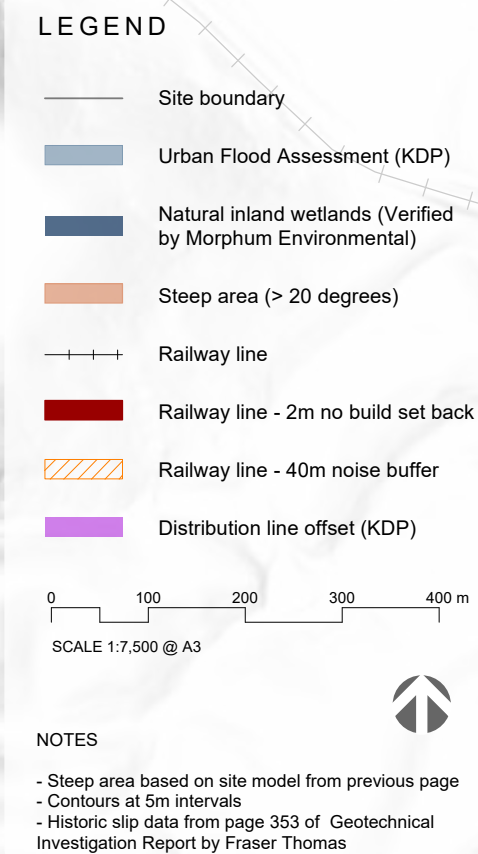
Slope model plan view



Slope model perspective view



Topography & Site Constraints



1.10 Site Review



1.11



20.6ha
of the native dryland
restoration planting has
been established



20.6ha
of the native dryland
restoration planting has
been established



6.1 ha
of the wetland / riparian
restoration planting has
been established



6.1 ha
of the wetland / riparian
restoration planting has
been established



7.2ha

of the low density
residential planting has
been established

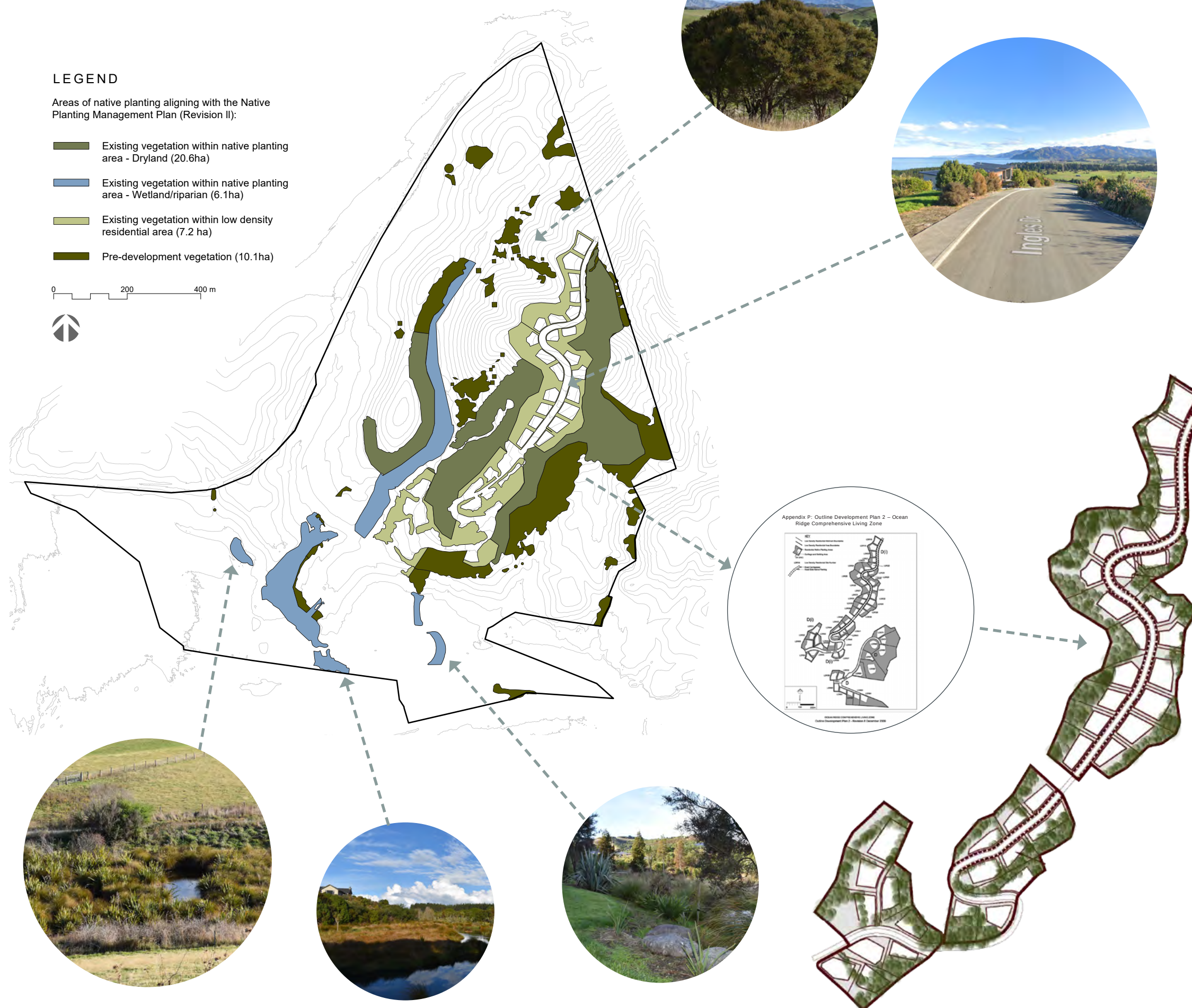


7.2ha

of the low density
residential planting has
been established



See the Alternative Native
Planting Management
Plan for more detail
(Morphum, 2025)



1.12 Site Character Photos

- A. Looking southwest over Kaikōura Golf Club, this view highlights the site's close proximity to the coast. Rugged hills, typical of the landscape to the north and south, drop sharply into the Pacific Ocean, contrasting with the rolling terrain of Ocean Ridge. The image also reveals the density of existing detached dwellings, and existing residential character.
- B. Looking northwest over rolling knolls, the rural character of the surrounding area is seen. Steep slopes are fringed with native vegetation, featuring established bush at the base and recent kānuka plantings on the upper slopes.
- C. Looking southwest over grassy knolls, revealing the rolling character of the site's topography.
- D. Looking west from an existing walking track. The foreground of this image captures the character of existing dryland vegetation, with medium density detached dwelling beyond. The next layer shows inland views that are characteristic for much of Kaikōura. Flat pasture with large exotic shelter trees and the rugged Kaikōura Ranges in the background.



1.13 Site Character Photos

- E. Taken from the western boundary of the site, looking out over neighbouring rural properties. The pasture is dispersed with large shelter trees and low density housing. The hills are capped with solid blocks of exotic pine.
- F. Looking southwest from the current end of Ingles Drive. Indigenous planting is dominant in this low-density residential area. It shows views out over the Pacific Ocean and down New Zealand's eastern coastline and highlights the dynamic sky view factor from this high-point of Ocean Ridge.
- G. Taken from just beyond the current end point of Ocean Ridge Drive, facing southwest. This image highlights the dominance of low-lying land along the northwestern boundary and corresponding potential for wetland planting at Ocean Ridge. It also shows views out over the Pacific Ocean and down New Zealand's eastern coastline.
- H. Taken from an existing walking track looking southwest over the residential area of Ocean Ridge Drive and Knowles Crescent with the Kaikōura Golf Club in the background. This image demonstrates the large amount of indigenous dryland revegetation that has been already carried out.
- I. Taken from slightly further up the same walking track, demonstrating the layers of landscape that can be seen from the site. The foreground of this image captures the character of existing dryland vegetation, with medium density detached dwellings beyond. The next layer shows inland views that are characteristic for much of Kaikōura. Undulating pasture with large exotic shelter trees and the rugged Kaikōura Ranges in the background.



1.14 Greenlane Pre-Design Response

LEGEND

Direction of key view

Outline of area

A
Corresponding area to photograph/view

This diagram demonstrates the pre-design response to the layout of the Greenlane Area. The response is based of key topographic features and views from each area.

A - Rural-resi link

Linked and adjacent to the rural-residential properties in the vicinity

B - Northwest view

Sweeping views across rural plains and mountainscape

C - The valley

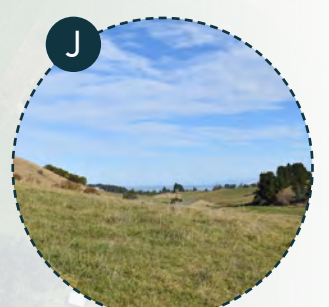
A small river gully and existing unique pines shape this place that speaks to the seascape and wider rural area

K - The knoll

This special site feels intimate despite the knoll location with 360 degree views

D to J -Greenlane Hillside

Punctuated by varying topography and vegetation the contouring and adaptable spaces can cater to a range of housing types with views to the wider areas and the shared green/open spaces internally (reserve areas and other)



1.15 Vision Statement

“To create a vibrant living environment with diverse residential opportunities and dynamic mixed-use and recreational areas creating an integrated lifestyle precinct of work, family and play. Ocean Ridge will be a sustainable, innovative, and well-connected community that enriches the everyday lives of the Kaikōura community.”

Principles

- Provide a mix of residential accommodation reflecting the present and future needs of the community.
- Provide for a reimagined “Mixed Use” Area which services the local community and complements the wider Township.
- Provide all necessary supporting infrastructures, services and facilities.
- Enable effective “connections” between Ocean Ridge and the greater Kaikōura township.
- Provide Open Spaces for both active use and passive benefit to residents, the wider Kaikōura community and visitors.
- Continue native vegetation and existing restoration initiatives, and enhance public access.

2.0 Urban Design Typologies



2.1 Urban Design Drivers

Residential Areas | Key Drivers

Retain the existing Residential Areas A, B, and D(i). (currently substantially developed or under development).

Replace existing residential areas C, E, F and G with proposed residential areas encompassing:

- Low density: 450-500m² minimum lot sizes
- Medium density: 350m² lot sizes for standalone dwellings, smaller terraced and multi-unit typologies.
- Higher densities: larger multi-unit and stratum typologies

Expansion of the existing Mixed Use Area to allow for a diverse range of activities in appropriate locations and different typologies.

Typologies | Proposed

1. Detached Residential Unit
2. Terraced Housing
3. Multi-Unit Residential Complex
4. Stratum Development

1 - Detached Residential Unit

A detached dwelling on an allotment of varying size, including country living.

Definition: A single building containing a single residential unit.

2 - Terraced Housing

Typically 1 – 3 level dwelling which is joined via a shared vertical wall with other similar built form adjacent.

Definition: A single building:

- a. that contains two or more residential units,
- b. where the residential units are aligned horizontally side by side and
- c. where each residential unit has its own entrance on the ground floor.

3 - Multi-Unit Residential Complex

Typically a cluster of residential units with shared facilities/amenities that operates as an integrated complex.

Definition: A group of usually four or more residential units:

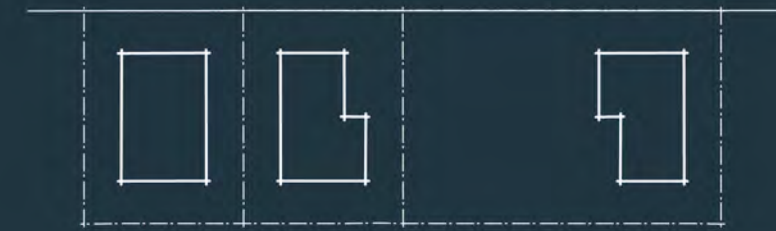
- a. where the residential units are either detached or aligned horizontally side by side and
- b. where each residential unit has its own entrance on the ground floor; and
- c. all residential units have shared facilities/amenities and operate as an integrated complex; and
- d. where the residential units are either held under, one Record of Title; or
- e. Unit Titles / body corporate; or in separate fee-simple Records of Title with legal mechanisms to account for private community operation and governance.

4 - Stratum Development

A multi-level complex with stratum ownership. A shared facilities/amenities and operating as an integrated complex.

Definition: A single building:

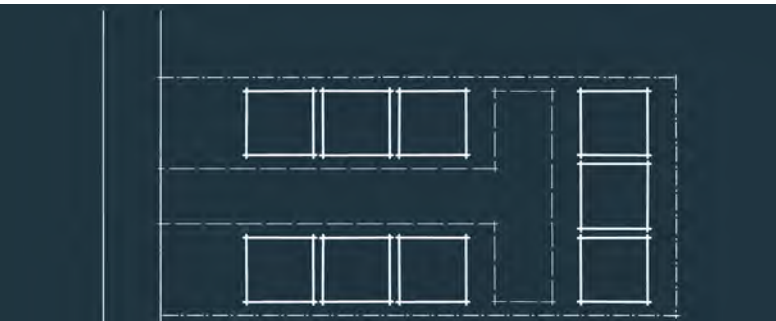
- a. that contains two or more residential and other units
- b. where the residential and other units are aligned both horizontally side by side and vertically above and below and
- c. all residential and other units are held under Unit Titles / body corporate.



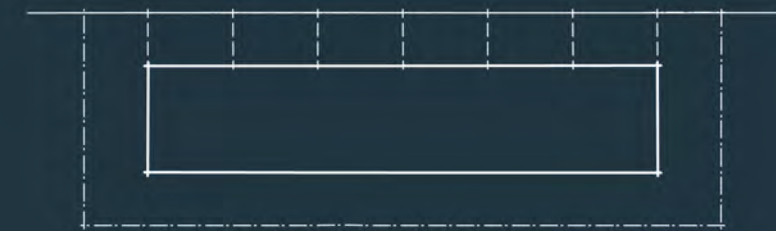
STAMP: TYPE A DETACHED EXAMPLE ALLOTMENT PLAN



STAMP: TYPE B TERRACED EXAMPLE ALLOTMENT PLAN



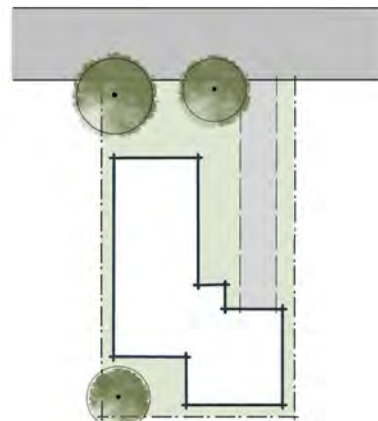
STAMP: TYPE C MULTI-UNIT EXAMPLE ALLOTMENT PLAN



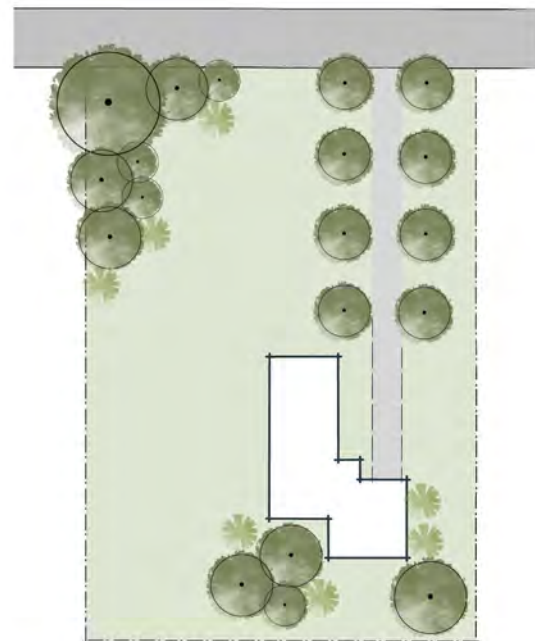
STAMP: TYPE D APARTMENT EXAMPLE ALLOTMENT PLAN

Type A Detached Allotments

Example 1

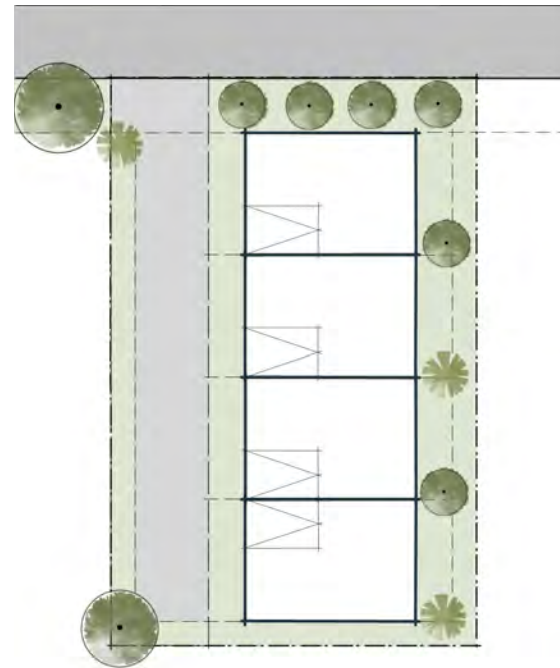


Example 2 - Country living

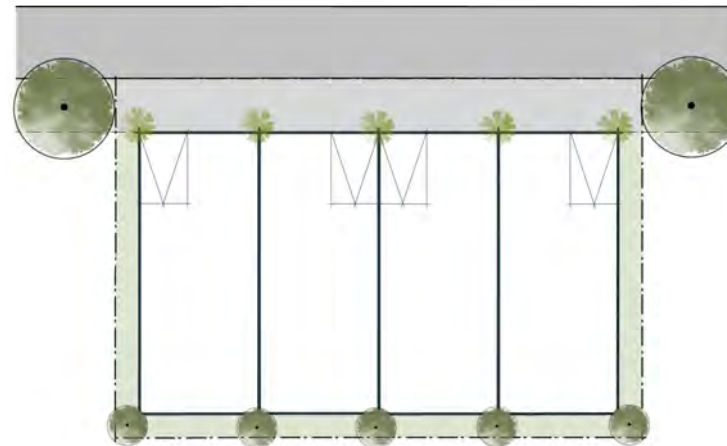


Type B & D - Terraced and Stratum Allotments

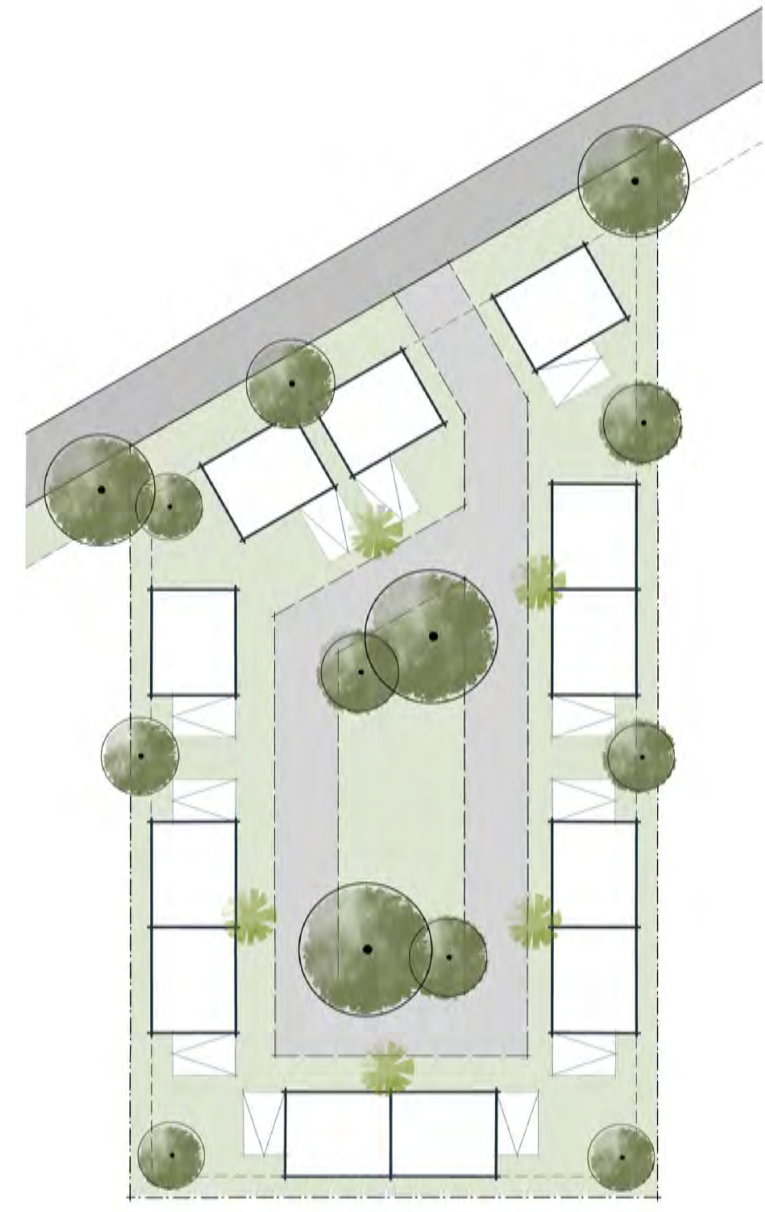
Example 1



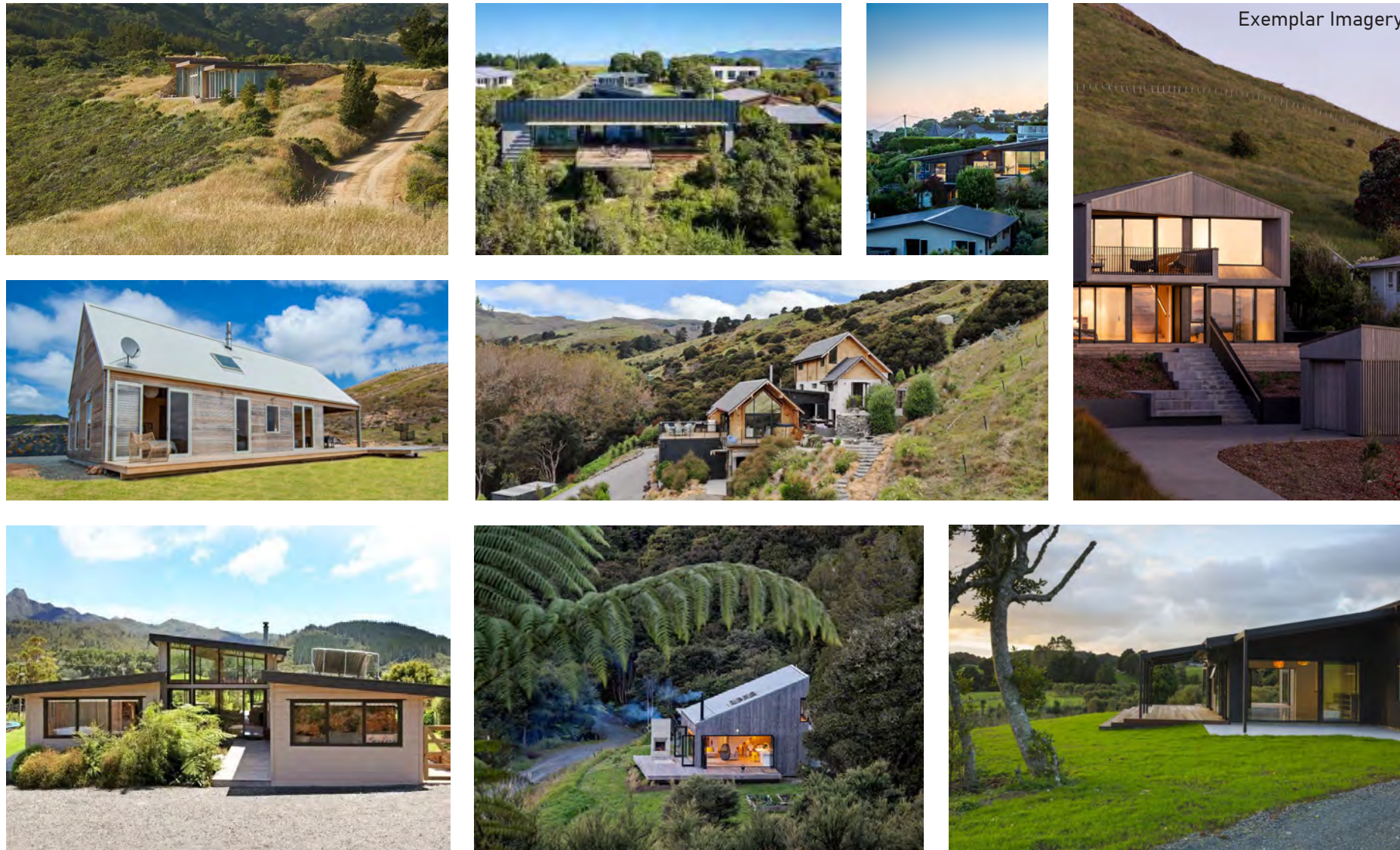
Example 2



Type C Multi-Unit Allotments



2.3 Typology Study: Type A - Detached Residential Housing



Outline of type

Typology A: Detached housing

Size and Details: Example modern allotments average at 450-500m² with a building of 160-180m²

Typical Features: Traditional modern dwelling type

Design Guide Overview: Dwellings will provide privacy and tranquillity amidst the natural landscape, affording greater opportunity for individual site landscaping

Site Particulars / Requirements: Best situated on visible sites or hard to reach sites that would dictate detached allotments

Amenity: In keeping with existing built forms (residential in Ocean Ridge)

Built form standards

Size: 450-500m² minimum

Area: 15 households per hectare

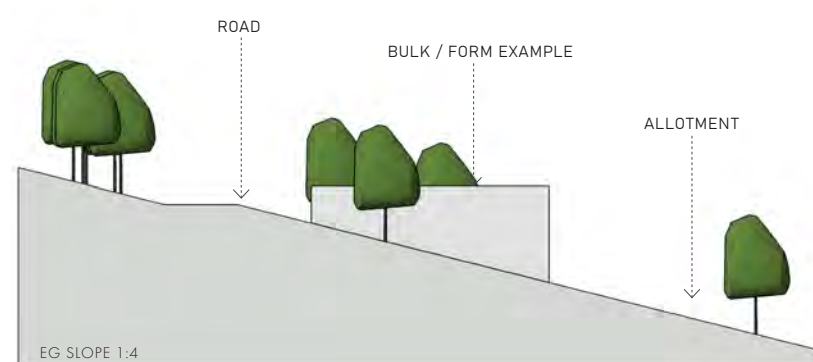
Road setbacks: 4.5m

Internal Boundary setbacks: 2m

Coverage: 40%

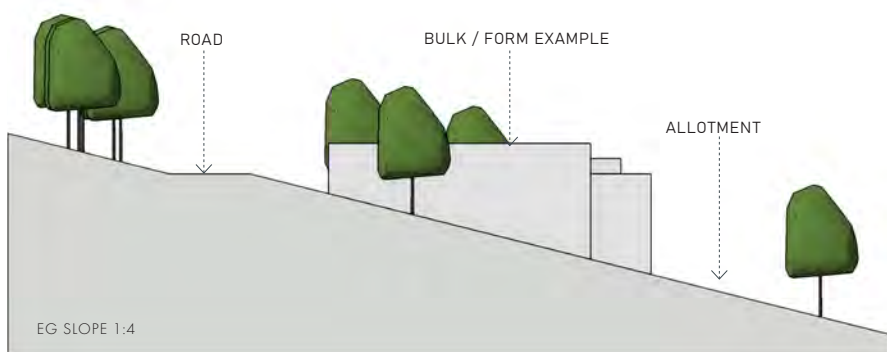
Outdoor Living Areas: 40-70m²

Parking: 2x (one covered and one open)



- High quality residential dwellings
- Private yard areas
- Reserve spaces offset from area
- Arterial / key road
- Density varies - Medium / low

2.4 Typology Study: Type B - Terraced Housing



- Stacked forms
- Urban repetition and form
- Green spaces reserve offsets
- Arterial / key road or lane
- Density - High / Medium

Outline of type

Typology B: Terraced Housing.

Size and Details: Differ however eg. 30m x 10m for a 4-dwelling arrangement.

Typical Features: Staggered dwellings with uniform distinct appearance

Design Guide Overview: Terraced forms that cascade across the landscape and have variation and cohesive form.

Site Particulars / Requirements: Topography can be flat or steeper sites.

Amenity: Mid density that can sit well within a scope of detached housing with the right design treatments and green offset.

Built form standards

Size: Dependant on arrangement (eg dwellings could be 10mx20m)

Area: 25 households per hectare

Road setbacks: 4.5m

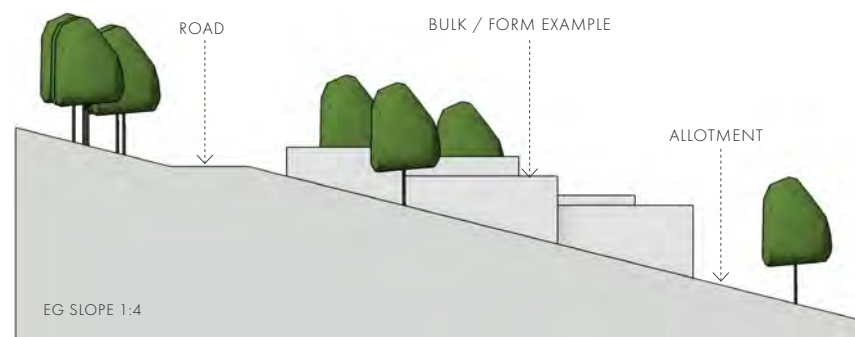
Internal Boundary setbacks: 2m

Coverage: TBA

Outdoor Living Areas: 30m²

Parking: 2x (one covered and one open)

2.5 Typology Study: Type C - Multi-unit Development



- Grouping of forms
- Often centralised
- Green areas and communal spaces
- Laneways
- Density - High / Medium

Outline of type

Typology C: Multi-Unit Development.

Size and Details: Dependant on design (e.g. retirement housing sizing etc)

Typical Features: Central spaces with repetition of materials.

Design Guide Overview: Centralised development with private and shared spaces in a community like area that expresses its own design notes as well as wider shared areas. Combination of private and shared spaces for services, access and parking.

Site Particulars / Requirements: Any.

Amenity: High-quality areas that have their own unique expression and spaces that link to wider areas.

Built form standards

Size: Varies.

Area: 30 households per hectare

Road setbacks: 4.5m

Internal Boundary setbacks: 2m

Coverage: TBA

Outdoor Living Areas: Private areas 20m² and Shared Spaces 20m²

Parking: 2x (one covered and one open)

2.6 Typology Study: Type D – Stratum Apartment



Outline of type

Typology D: Stratum Apartments.

Size and Details: Any.

Typical Features: High density apartment style or accommodation hotel style.

Design Guide Overview: Singular form with high-quality design aesthetics.

Site Particulars / Requirements: Suitable in areas where appropriate to landscape and views.

Amenity: Can be sympathetically done to maximise high amenity living with links to cater to surrounding areas.

Built form standards

Size: Varies.

Area: Site dependent

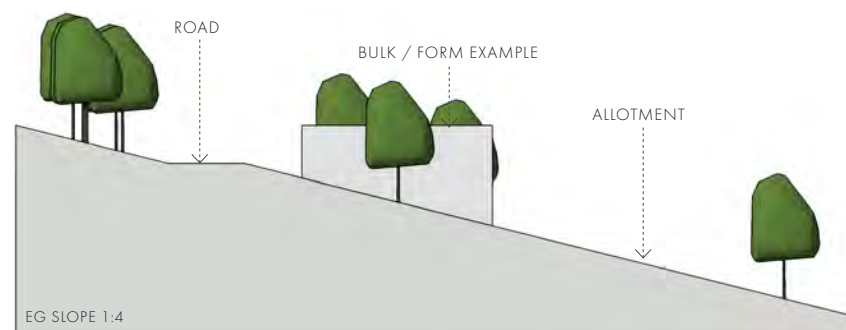
Road setbacks: N/A

Internal Boundary setbacks: N/A

Coverage: TBA

Outdoor Living Areas: Shared Spaces

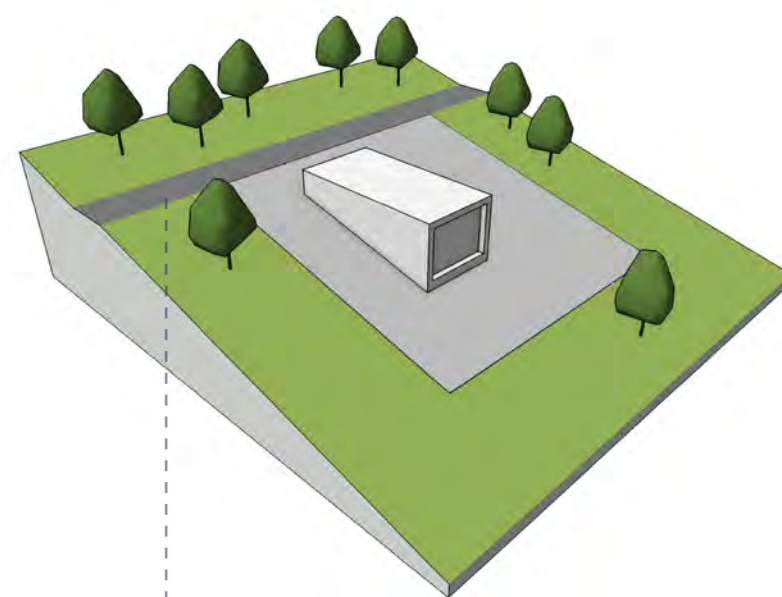
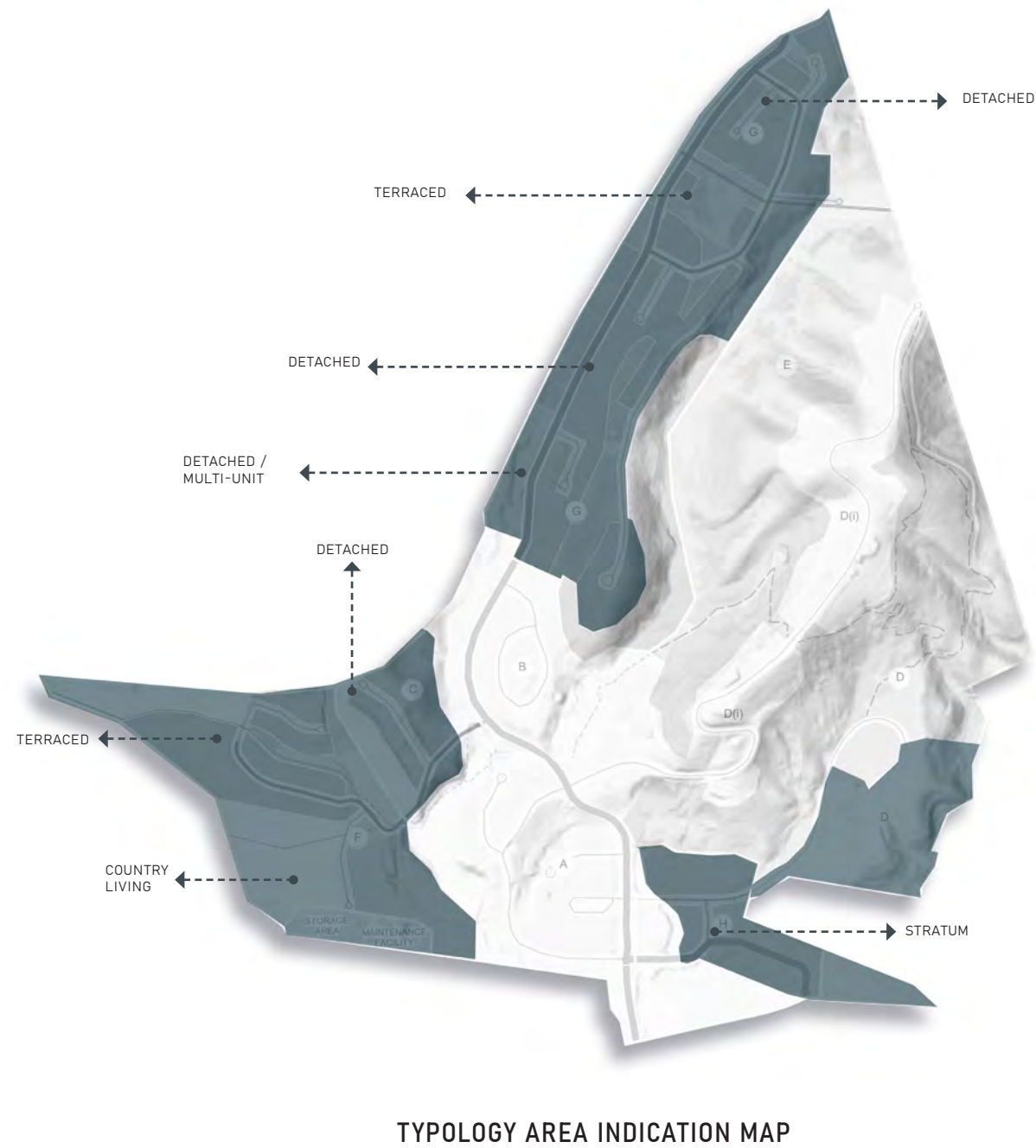
Parking: Shared Spaces



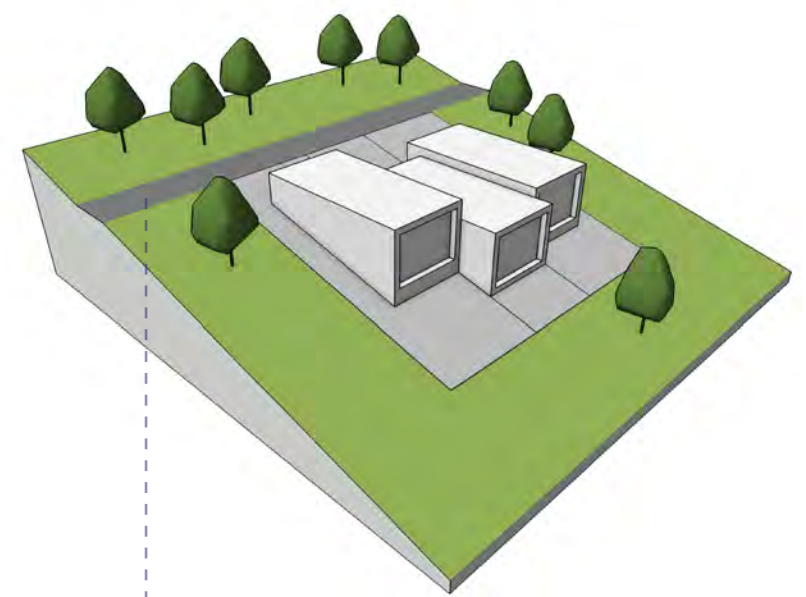
- Singular design aesthetic and form
- Populated and mixed use
- Adjacent to communal spaces
- Laneways
- Density - High

2.7 Topography & Site Integration

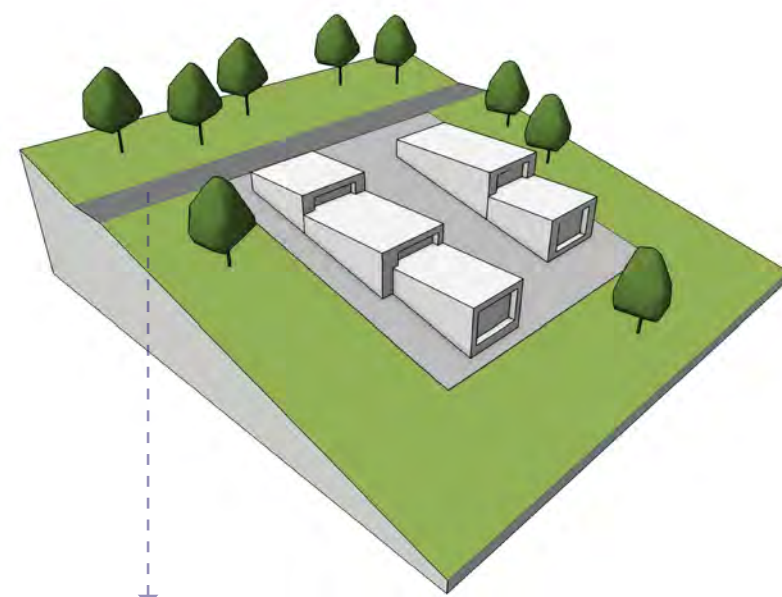
Site constraints and topography dictate the best areas for each typology. Areas in blue are those areas that are seeking to develop a varied housing type. Other areas in grey show the spaces that are constrained by site factors (eg infrastructure - see Site Analysis Section 1.0), are already developed or are proposed for indigenous revegetation.



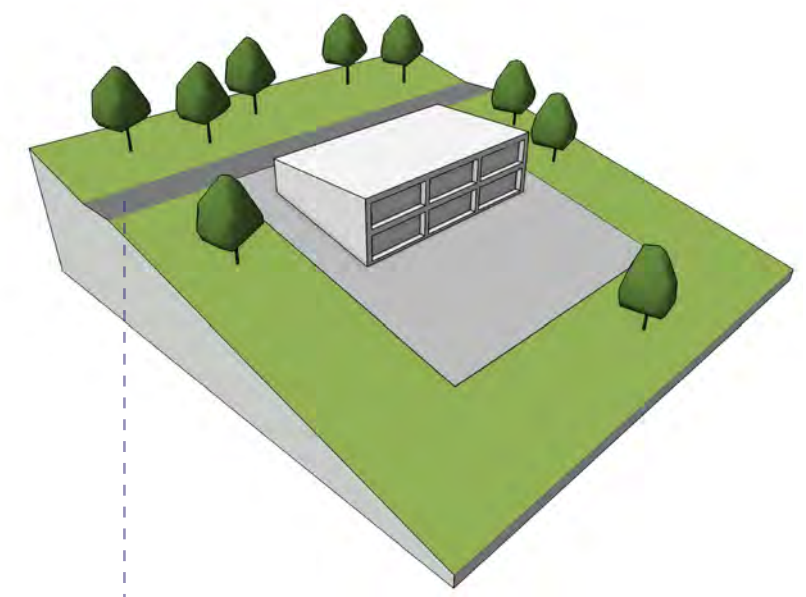
DETACHED DWELLINGS



TERRACED HOUSING



MULTI-UNIT DEVELOPMENT



APARTMENT HOUSING

An aerial photograph of a rural landscape, featuring a winding road, fields, and dense forests. The image is overlaid with a dark blue gradient, which serves as a background for the text.

3.0 Masterplan Designs

3.1 Masterplan Objectives



Accomodate growth and development

- Amend the Ocean Ridge CDA to support anticipated growth within existing boundaries.
- Allow for approximately 150 additional households through targeted intensification.
 - Retain the existing footprint avoiding urban expansion.
 - Amend the District Plan in alignment with CRLE principles, objectives, policies, rules and standards
 - Cap residential activities to ensure infrastructure can be planned with confidence, and the original 'contained urban area' vision is upheld.



Expand the Mixed Use area

- Extend the Mixed Use zoning to meet the increased demand for services, housing, and small-scale commercial activities associated with the proosed growth.
- Expansion of Mixed Use activities to serve local Ocean Ridge residents, the wider Kaikōura community, and visitors / short-stay guests.
- Carefully manage the broader community use of the Mixed Use development to avoid potential township impacts.



Enhance native planting outcomes

- Protect and enhance native planting and restoration areas.
- Resolve long standing land ownership issues identified in the 'Native Planting and Restoration Management Plan'.
- Shift away from developer ownership toward long-term custodianship.



Enable ongoing maintenance

- Retain the southwest maintenance facility as essential infrastructure.
- Support continued upkeep by the current development entity.



A clear masterplan strategy



In principle, most areas are being retained or slightly modified to keep changes to the Comprehensive Development Area minimal. The proposal builds on the existing, widely supported planning framework continuing the mix of Residential, Mixed Use, Native Planting, and Community/Recreation areas.

Retained Areas:

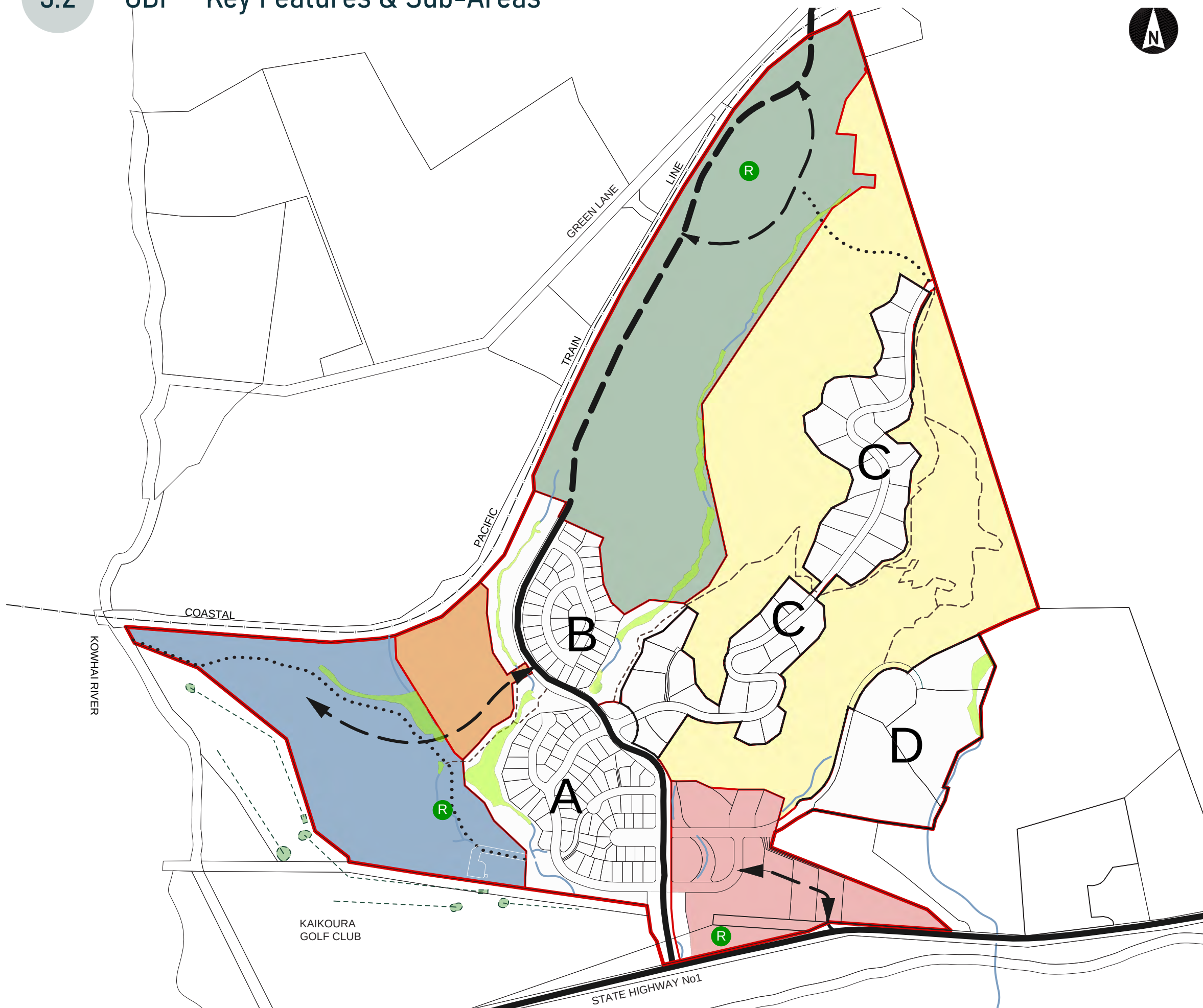
- Existing Community and Recreational Use areas (Parks and Reserves)
- Existing Native Planting Restoration Areas (Wetland and Riparian areas)
- Mixed Use Areas
- Existing and developed residential areas (A, B, D(i)), and selected low density areas (D).

Modified Areas:

- Kekeno Park dry basin - Modify to Mixed Use.
- Portion of undeveloped residential areas (D) - Modify to Mixed Use.
- Residential areas B, C, E, and G - Retain as residential, with updated layouts and yields.
- Open space and Grazing areas - Repurpose for residential, community/recreation and commercial activities (open storage / maintenance facilities).

New Areas:

- Expand community and recreational use areas as necessary.
- Expand native planting restoration areas (wetland/riparian and dryland areas).



KEY SITE

SITE BOUNDARY
SUB AREA BOUNDARIES

FOUNDATION AREAS

RESIDENTIAL AREA

SUB AREAS

THE CREST
COUNTRY LIVING
THE FARM
GREENLANE
THE HUB

TRANSPORT NETWORK

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

ACCESS

EXISTING WALKING TRACKS
INDICATIVE WALKING TRACK

RESERVES & OPEN SPACES

SIGNIFICANT RESERVE AREA (INDICATIVE)

NATURAL INLAND WETLAND

75 0 150 300m
SCALE 1:7500 @ A3

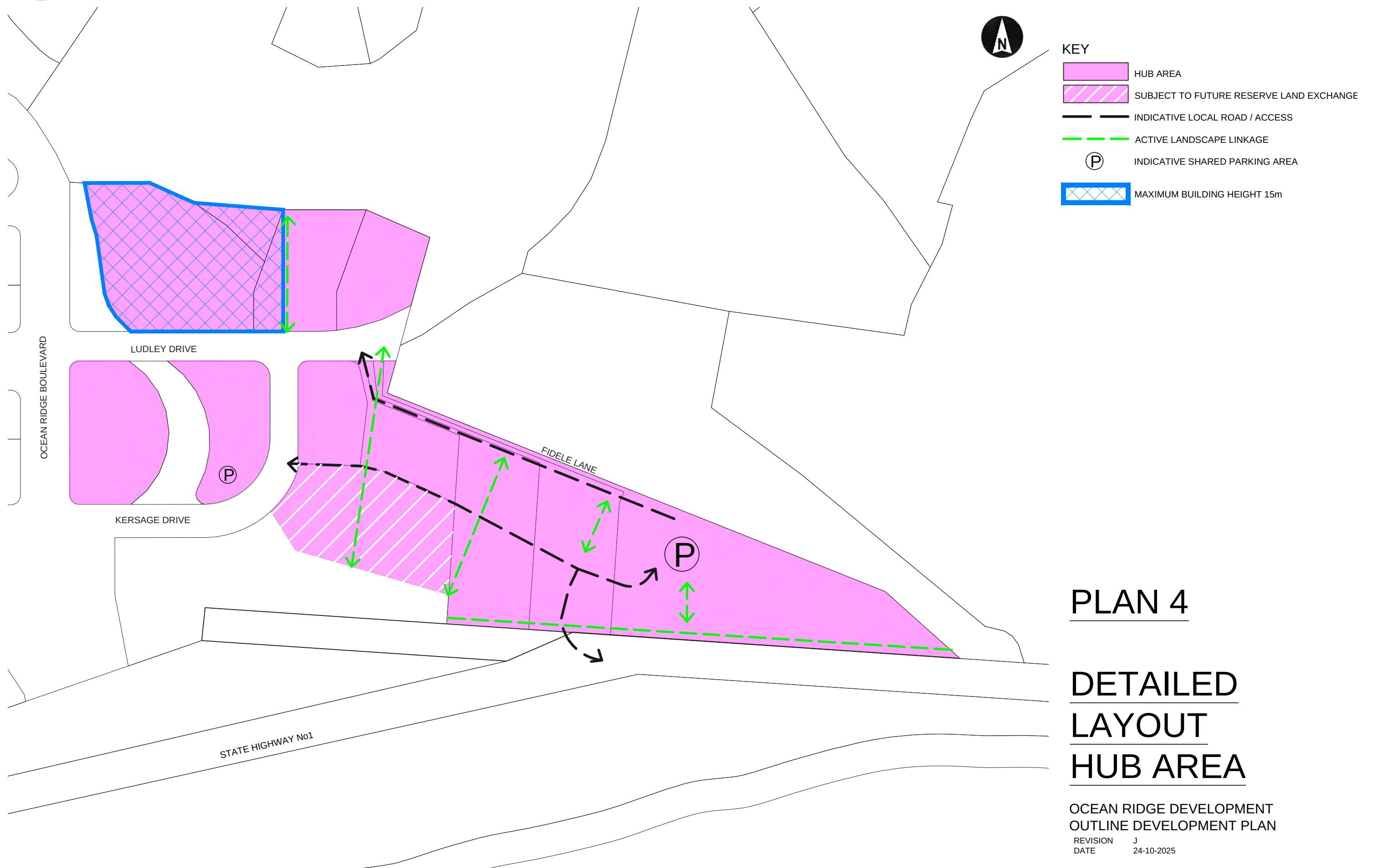
PLAN 1

KEY FEATURES AND SUB-AREAS

OCEAN RIDGE DEVELOPMENT
OUTLINE DEVELOPMENT PLAN

REVISION J
DATE 24-10-2025

3.3 Proposed Multi Use Area ODP (Draft)



3.4 Sub-Area Site Applications



The Farm

Context

The proposed site is within the western point of the Ocean Ridge boundaries. It is predominately flat grazed paddocks. A gravel road dissects the Farm area, to the north of this road is a wetland area beyond which the topography becomes more variable. Built form consist of a hay shed and a large service shed and yard. The Kaikōura Golf Club shares the southwestern boundary.

Application

If the existing ODP were in place, The Farm area would be like it is now, predominately open space/grazing with some areas of wetland riparian native planting restoration areas.



Greenlane

Context

Greenlane is the largest proposed residential area, adjacent to the western boundary stretching from the middle of Ocean Ridge to the northern point. Topography is variable, rising into rolling hills to the east. The high point is a rounded knoll at approximately 60m asl. Ocean Ridge Drive stops at the southern end of Greenlane area. Vegetation is primarily grazed pasture interspersed with patches of native and exotic scrubby vegetation. A band of native dryland restoration planting wraps around the south and eastern point. The Main Trunk Railway runs along the length of the northwestern boundary. There is no existing built form.

Application

Whilst none of Greenlane has been established, under the existing ODP there are large Residential areas, similar to what is proposed but at less density, wrapping around the base of the hill as anticipated.



The Hub (Multi-Use Area)

Context

The proposed site for The Hub is roughly triangular, located in the southeast corner of Ocean Ridge boundaries. It is currently flat grassed land, with the northern most areas gently sloping upwards at the base of the hill beyond. Open green space and the Fairways Luxury Accommodation buildings are established. Wetland/riparian restoration planting winds through the site with other small patches of existing vegetation dotted throughout. The SH1 traverses the southern edge of the site.

Application

Overall, the area is visually anticipated to include a mixed-use area. If the current ODP was developed, there would be similar green open space areas with the retention of Kekenō Park and the allowance for the active landscape linkages, as well as the Fairways Accommodation and an associated mixed-use area, with the remainder as low-density residential dwellings. Through the masterplan process, it was decided that the low-density residential lots were not the most suitable, or characteristic, use of this space. These are offset and disjointed from the wider cohesive design of the Ocean Ridge site, which tends to concentrate the detached dwellings along the main key roads. The more suitably landscape design outcomes are extending the mixed-use area to allow for future adaption and use of this space for both residential and commercial outcomes, while allowing for high-quality landscape outcomes and green spaces.

3.5 Ocean Ridge Alternative Planting Restoration plan Overview



Verified Existing Vegetation

- Riparian/Wetland Planting
- Dryland Planting
- Low Density Residential Planting
- Predevelopment Vegetation

Ocean Ridge Alternative Planting Restoration Plan 2025

- Wetland & Wetland Bank Planting
- Riparian Planting
- Dryland Planting
- 6000m2 of dryland planting anticipated pending discussion with council regarding active recreation reserve area and Transpower regarding safe separation distances.

Client **CARGILL STATION LIMITED**
Project **OCEAN RIDGE PPC ECIA**

Project no. **P05100**
Date **23 May 2025**

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m

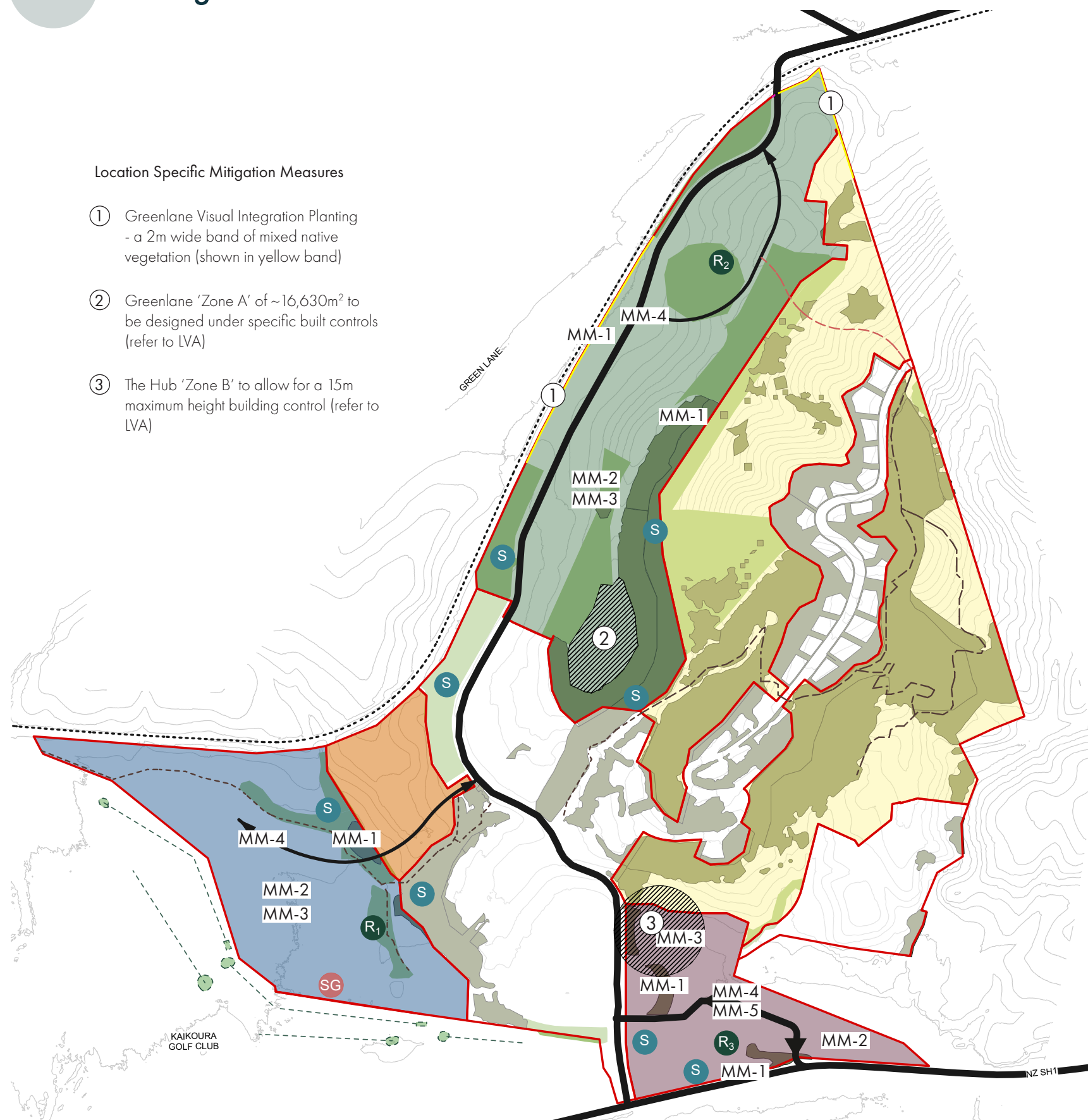
Drawn **J1**
Approved **MI**

This plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. There may be other information relating to the area shown on this map which is unknown to Morphem Environmental Ltd. This map may contain Crown copyright data. Please consult Morphem Environmental Ltd if you have any queries.

3.6 Mitigation Measures

Location Specific Mitigation Measures

- ① Greenlane Visual Integration Planting
- a 2m wide band of mixed native vegetation (shown in yellow band)
- ② Greenlane 'Zone A' of ~16,630m² to be designed under specific built controls (refer to LVA)
- ③ The Hub 'Zone B' to allow for a 15m maximum height building control (refer to LVA)



NOTE: Refer to the overall ODP to area legend. All proposed and existing planting is shown on this mitigation map. Refer to Ocean Ridge Alternative Planting Restoration Plan Overview for full detail.

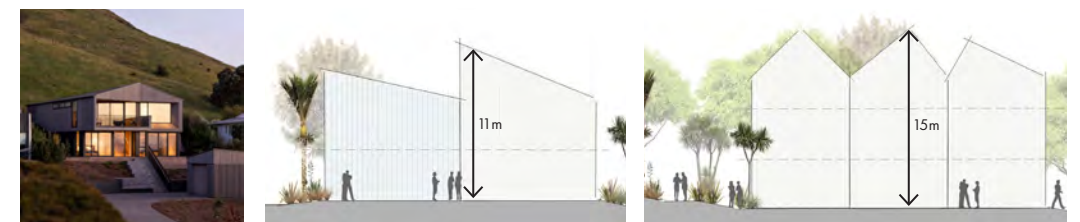
MM-1 (PLANTING & LANDSCAPING)



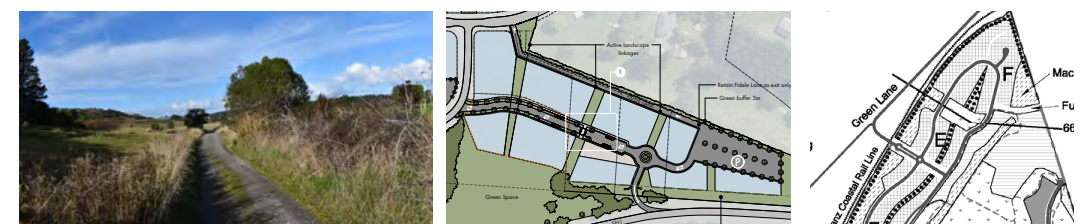
MM-2 (BUILDING DESIGN CONTROL)



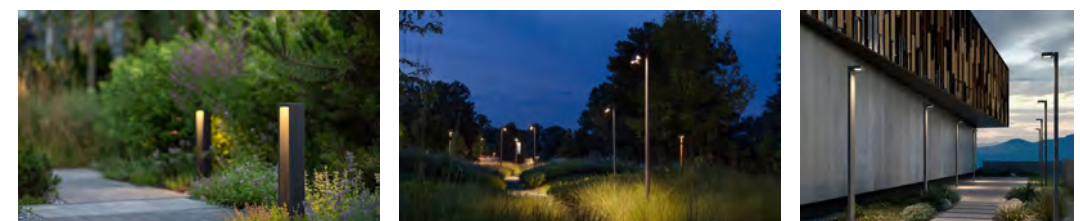
MM-3 (HEIGHT CONTROL)



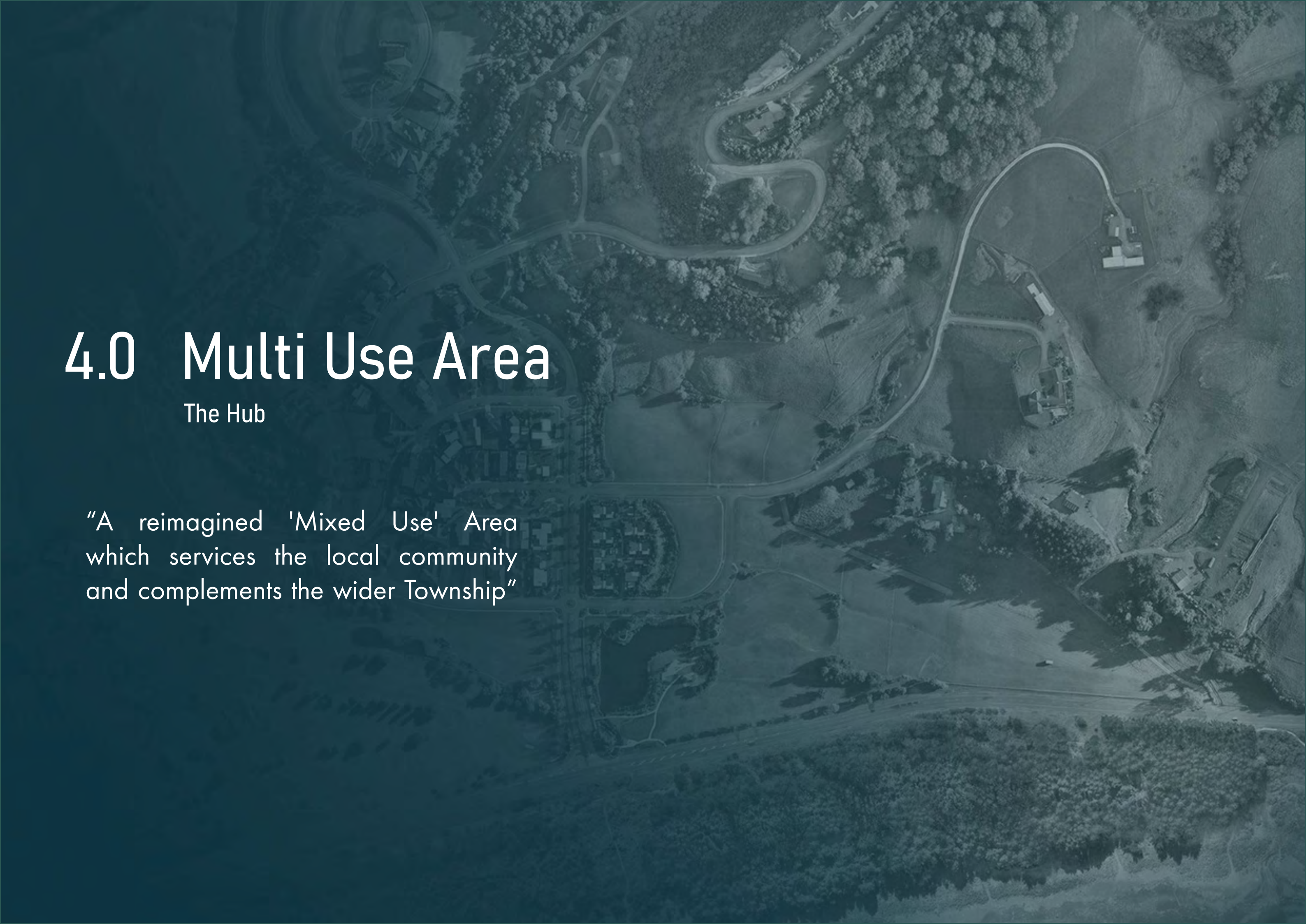
MM-4 (ROADING & EARTHWORKS)



MM-5 (LIGHTING)



NOTE: Refer to the LVA document for a full description of proposed mitigation measures corresponding to the MM codes above.



4.0 Multi Use Area

The Hub

"A reimagined 'Mixed Use' Area
which services the local community
and complements the wider Township"

Vision

The Ocean Ridge Mixed Use Area is designed to primarily meet the growing needs of the local Ocean Ridge community. Building on existing plans, the proposal aims to increase residential density and yield while enhancing the area's commercial and community offerings, ensuring that development remains in harmony with its surroundings and supports local economic vitality. The development will provide for a balanced mix of residential, commercial and other spaces, including visitor accommodation, education, offices, personal care and retail, plus a range of community activities. The key design features to allow for the vision are as follows and as itemised and described as follows:

1. A boutique-style development that meets the needs of the local community.
2. Ensure contextual integration remains a core focus that responds to the surrounding landscape and reflects the unique characteristics of both the site and Kaikoura.
3. A pedestrian-centric design focus for new roading, that prioritizes people moving around locally on foot or by cycle rather than vehicular focused.
4. A streetscape and environment that has a clear, coherent design vision, road hierarchy and carparking areas to service the area.
5. Provide a sense of spaciousness and attractive landscaping as key design influencers for amenity.

Objectives

1. Boutique Style Development
 - Smaller, human-scale development.
 - A variety of building forms and materials to create visual interest.
 - A mix of residential, commercial and community scales.
 - Activation of key frontages to energize the area.
2. Contextual Integration
 - Design that responds to the surrounding landscape, particularly views from State Highway 1 and adjoining residential areas.
 - Design that complements Kaikōura's character.
 - Enhanced interaction with Kekenō Park, creating better recreational spaces, passive surveillance and 'spillover' opportunities.
 - Materials and plantings that celebrate and blend with the natural landscape.
3. Pedestrian-Centric Design
 - A reduced-speed zone to encourage a pedestrian-friendly environment.
 - Varied surface treatments to clearly demarcate pedestrian areas.
 - Generous walkways that accommodate large groups and encourage leisurely strolling.
 - Promoting universal design principles where appropriate.
 - Shared zone treatments that prioritize pedestrians while slowing vehicular traffic.
 - Good seating, street furniture and social spaces that foster engagement and vibrancy.
4. High-quality streetscapes and environments
 - Built form controls that itemise setbacks and design considerations to ensure a cohesive overall aesthetic.
 - Centralised, separate parking areas that consolidate vehicle storage, reducing car presence on the main strip and supporting a boutique feel.
5. Open space and landscaping
 - Ensure that offsets/setbacks between built forms are considered and adequate to allow for 'breathing space' and greenery to retain a sense of openness.
 - Consider open space/view corridors that enhance the visual connections with the surrounding environment.
 - Planting design that blends with the local landscape and provides visual interest.
 - Use of the Ocean Ridge markers and indicators such as the stone detailing, sculptural ball elements (etc) to tie into the wider site.
 - Selection of canopy trees that offer shade, reduce the heat island effect, and enhance the area's overall amenity.

4.2 Exemplar Imagery



Figure Description

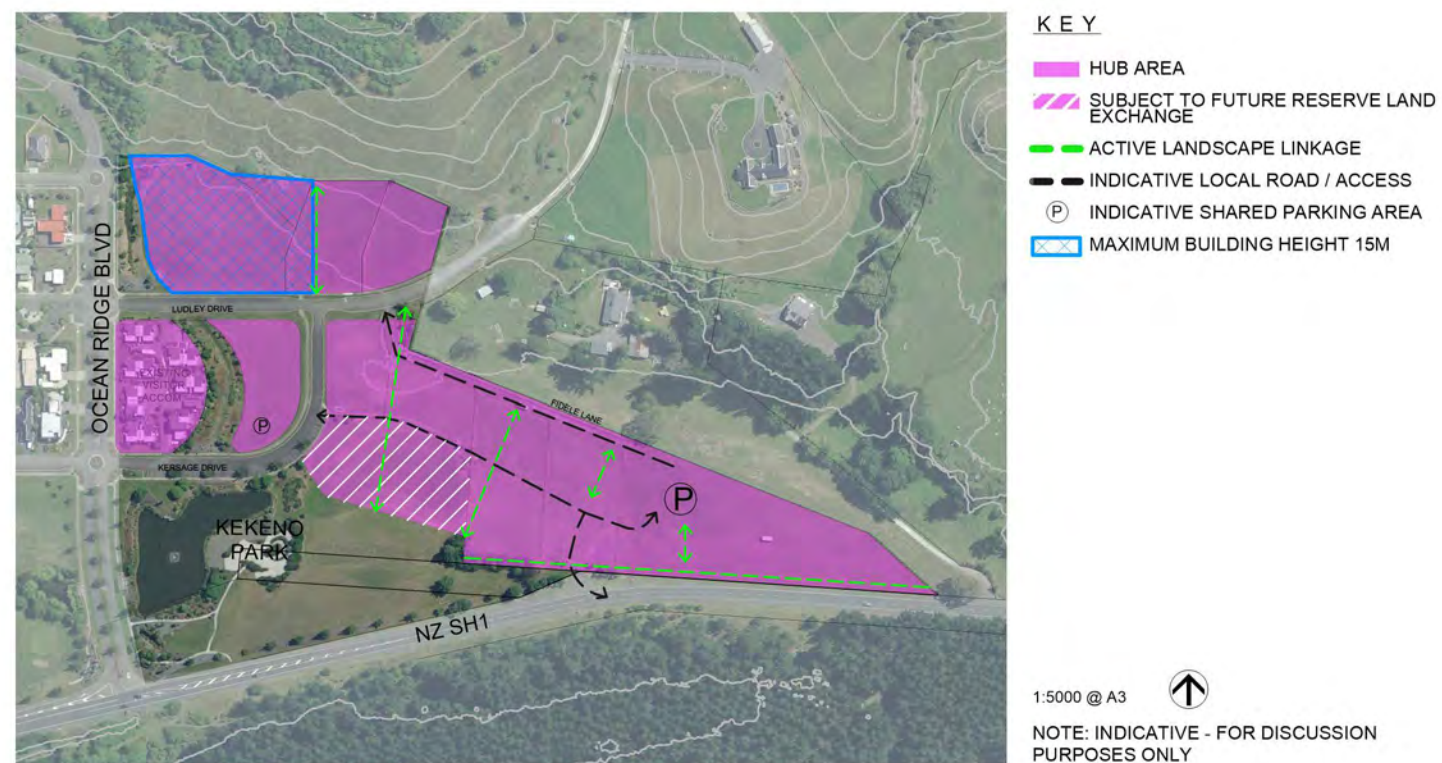
1. Laneway arrangements which break up building bulk through medium / high density residential areas
2. 'The Fairways' - Existing visitor accommodation within Ocean Ridge mixed use area
3. Terrace housing typology example
4. Central area or plaza for gathering, play and social interaction
5. Boutique style development with natural material palette, sympathetic to the environment
6. Terrace housing with a mix of materials, forms, and stepped facades for visual interest and reduction in perceived bulk
7. Higher density stratum apartment
8. Keken Park - existing reserve space adjacent proposed mixed use area extension
9. Activated streetscape at 'The Landing' Wigram with provision for multi-modal transport, pedestrian priority, and extensive planting that creates a high amenity environment

4.3 Existing vs. Proposed Comparison

Existing



Proposed



Site Photos



Facing east towards pointed eastern boundary of the multi-use area. SH1 can be seen running along the right extent of the photo.

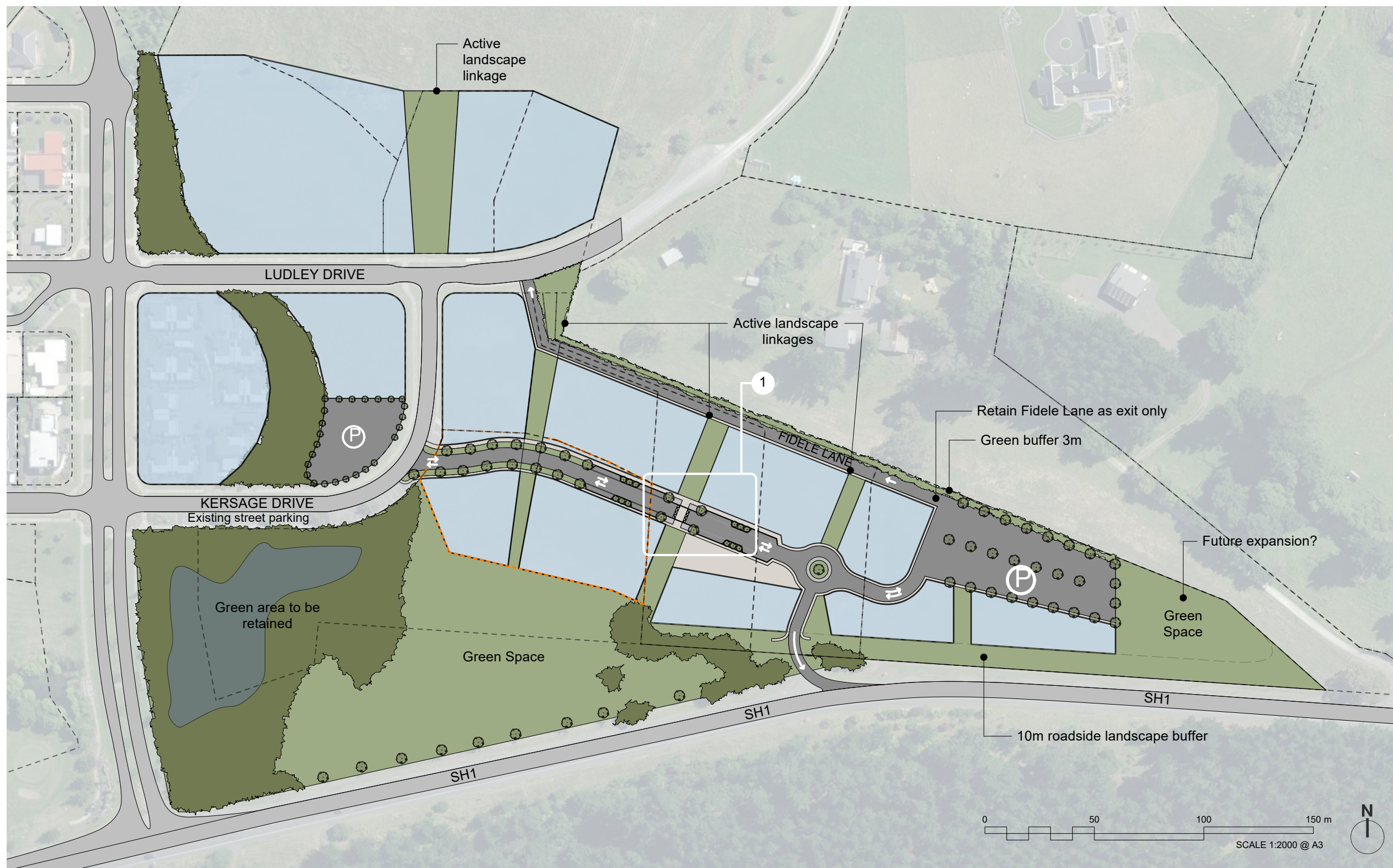


Looking northeast up Ludley Drive towards existing residential dwellings. The most northern sites of the multi-use area can be seen sloping gently upwards towards Highgate in the left hand side of the photo.



Facing west near the southern boundary of Ocean Ridge. SH1 can be seen behind the cabbage trees with potential future access point in the foreground.

4.4 Indicative Example Schematic



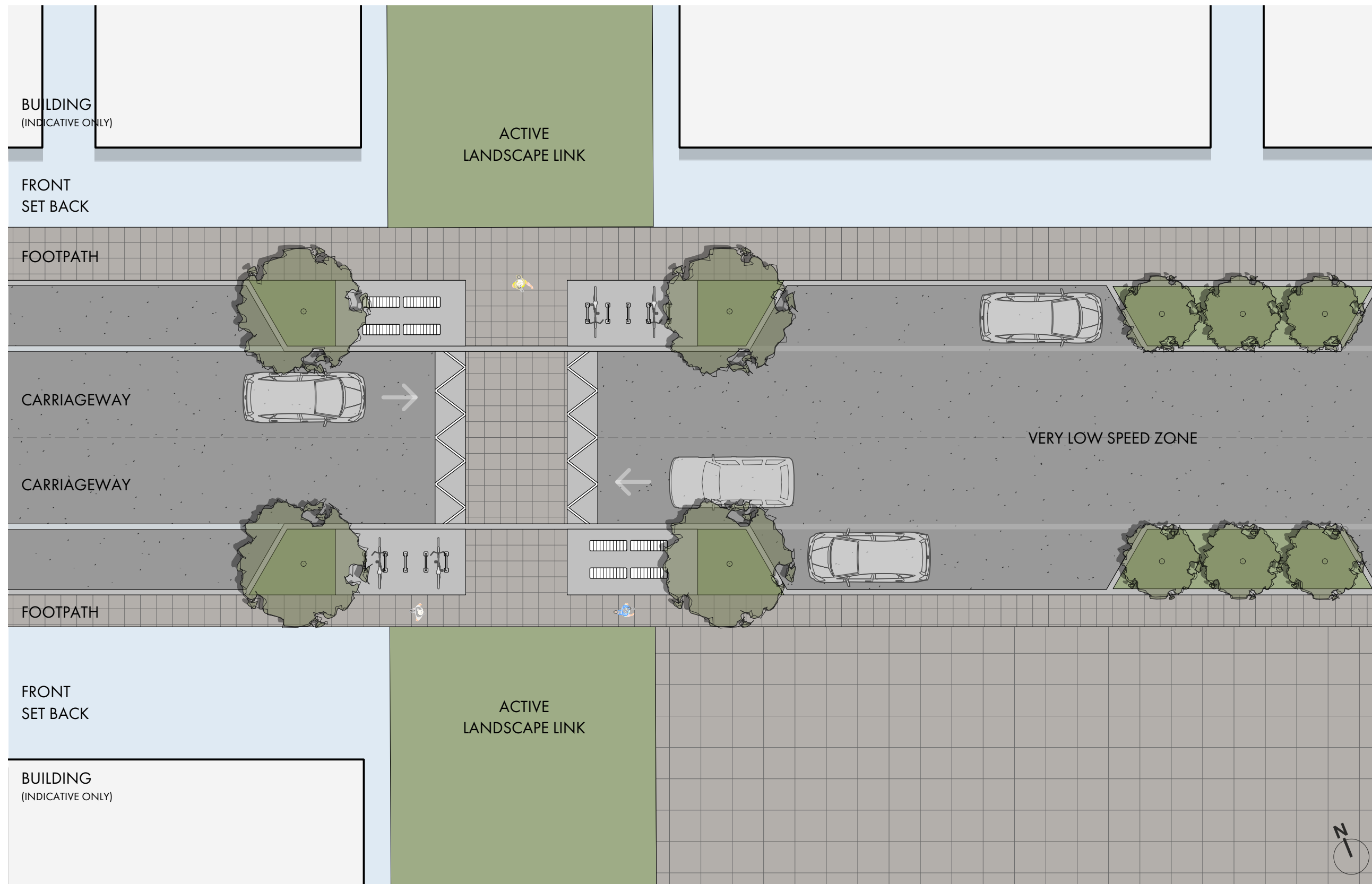
KEY

PROPOSED BUILT AREAS	PROPOSED PLAZA
PROPOSED GREEN SPACE	APPROXIMATE EXISTING VEGETATION
PROPOSED ROADS	EXISTING LOT BOUNDARIES
EXISTING ROADS	INDICATIVE AREA SUBJECT TO FUTURE RESERVE EXCHANGE

MULTI USE AREA ROAD LAYOUT

POTENTIAL ARRANGEMENT PLAN

4.5 Streetscape Arrangement Example Detail



SET BACK AREAS

MULTI USE AREA STREET SECTION EXAMPLE

4.6

Streetscape Arrangement Example Elevations

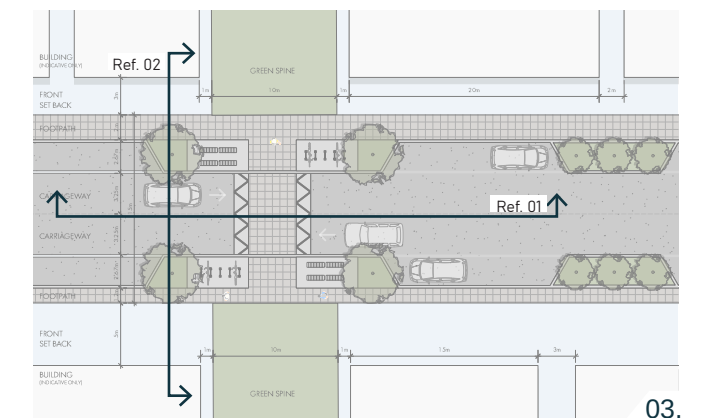
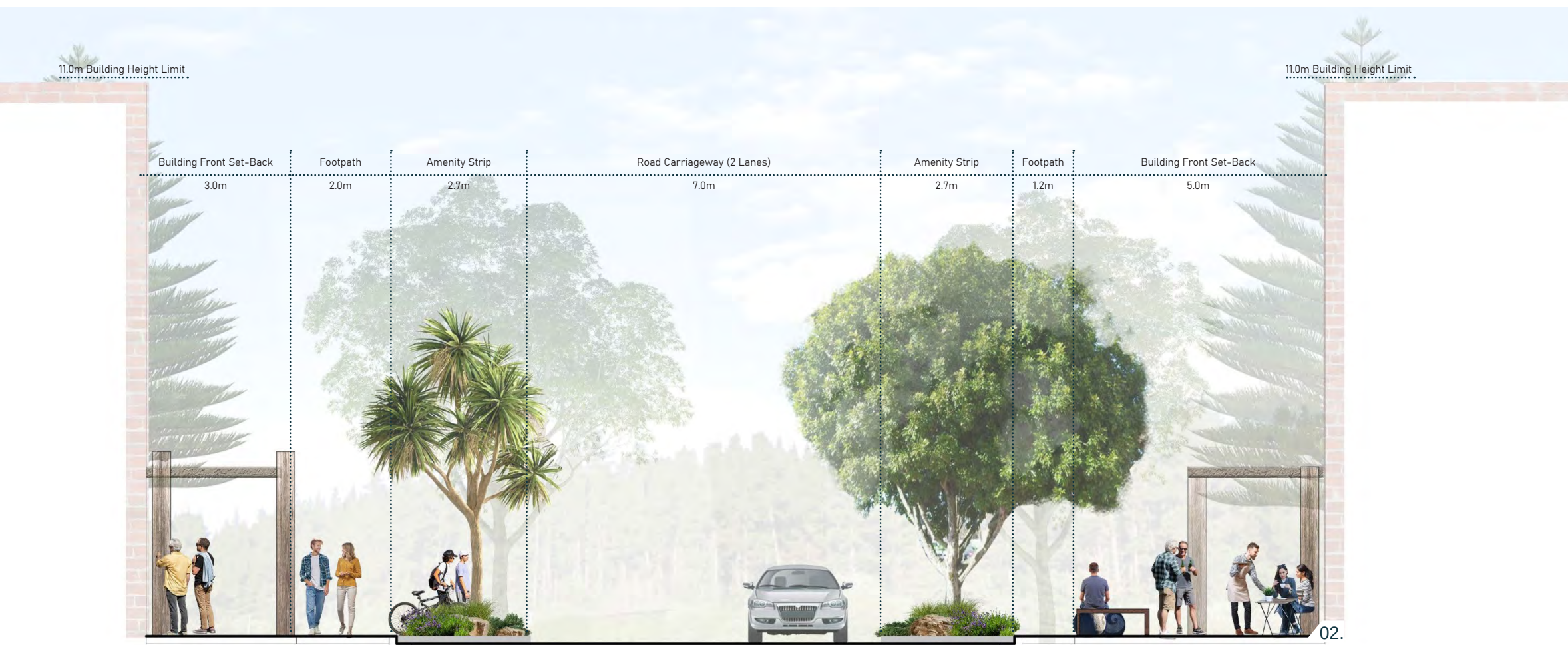


Figure List

1. Typical longitudinal section through Multi Use Area Streetscape - Scale: 1:100 @ A3
2. Typical cross section through Multi Use Area Streetscape - Scale 1:100 @ A3
3. Location Map - Not to scale

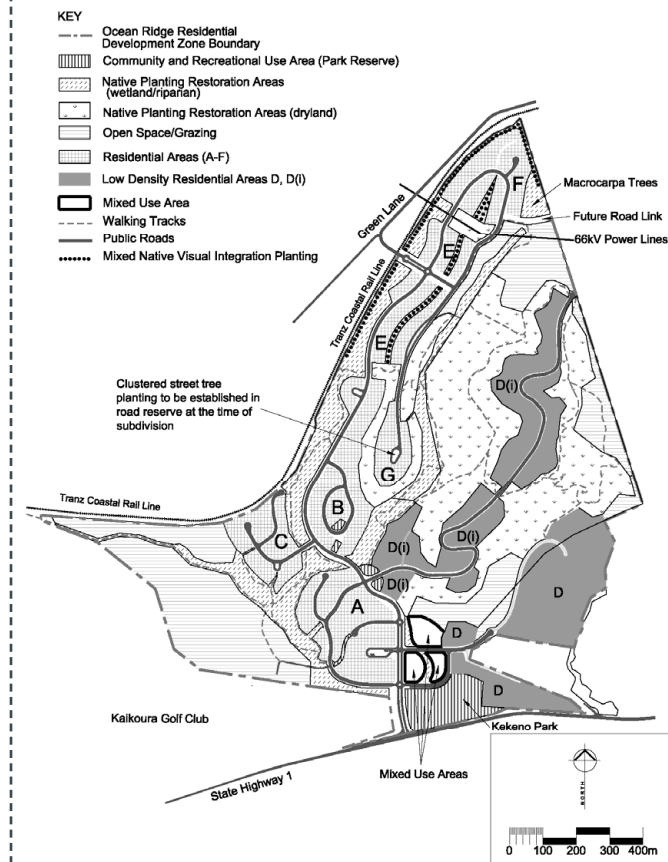
Appendix A: Project Log

Iteration	Date Issued	Description / Changes
1	30.08.2024	Initial Issue - Description and use for all undeveloped areas within the site including key stage boundaries residential areas/country living, open space, mixed use, and indicative transport network
2	05.09.2024	Minor overall graphic amendments Amended road location within area E and designated as primary road Amended Area A 'Greenlane' Northern boundary, increased area allocated residential, extended green buffer to North East Amended area to East of Northern portion of green lane to be designated 'low density' previously was allocated as open space Amended Area B 'The Rise', allocated the open space area to the Southwest as 'low density' Amended boundary of Area C 'The Farm', increased area to North and West for residential, and removing open space to the North Re-allocated open space land to the Southwest, adjacent the gold course to be a mixture 'low density', open space to the east, and included additional area for storage. Also included the existing power lines. Visually represented the adjacent golf course fairways
3	11.09.2024	Minor overall graphic amendments. Renamed the existing areas in line with the existing ODP Renamed the proposed areas and reduced the boundary extent of 'The Hub'. Also combined areas to the Southwest formerly known as 'The Rise', 'The Farm', and 'Greenburn' and nearby adjacent land, now collectively known as 'The Farm' Removed 2 x low density lots adjacent Greenlane from the plan which are outside the Ocean Ridge Development Area Reduced residential extent to the Southeast corner of 'The farm' and replaced with open space. Removed small block of residential land to the East of Area G 'Greenlane' Included summary of residential activities
4	17.09.2024	Minor overall graphic amendments Removed small residential area to the Southeast of area F 'The Farm' and replaced with open space, also reduced extent of road Reduced the extent of area H 'The Hub' and nominated Eastern portion as 'TBD' Minor adjustment to primary road along Northwest portion of area G 'Greenlane' to allow additional open space area to the West.
5	25.09.2024	Removed yield information from key
6	24.01.2025	Minor key note amendments Amended area H boundary to incorporate existing MUA and adjacent open spaces Amended the Extent of the MUA and overlaid exemplar breakdown of economic activities. Noted approximate m2 area in key Added indicative additional road connection to MUA car parking Included 40m & 100mm acoustic railway offsets Added transmission line and offset to key
7	03.02.2025	Removed MUA breakdown on plan and in key Corrected boundary at storage area Noted in sheet title drawing as 'Work in progress'
8	11.02.2025	Created simplified masterplan version (L1.03) version setting out broad existing and proposed residential areas, key transport and access information

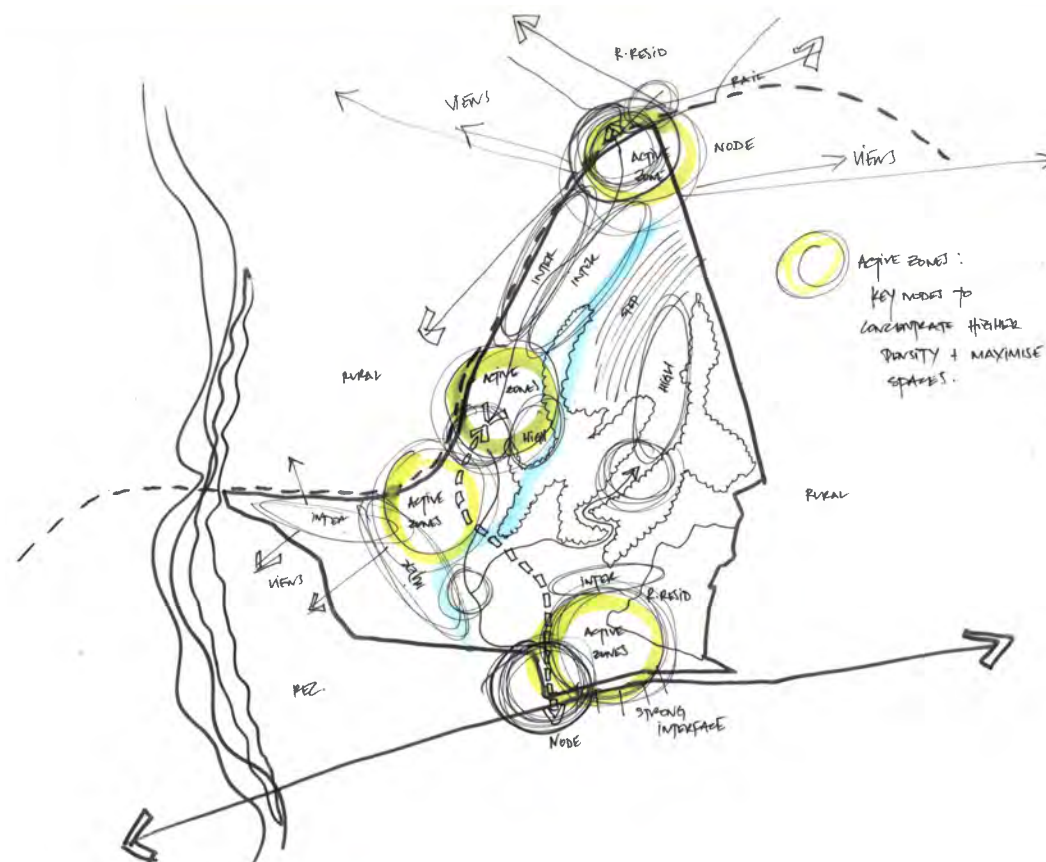
9	24.02.2025	Amended simplified masterplan (L1.03) Revision B. Added reserves and open spaces and included indicative sizing. Highlighted storage/garage area, plus minor graphic changes
10	05.03.2025	Amended simplified masterplan (L1.03) Revision C. Indicated other key roads for access to the farm and Greenlane. Shown indicative walking access linking existing tracks to Greenlane.
11	09.05.2025	Revised road layout to reflect civil feasibility drawings Significant revision to allotment layout in all proposed areas in response to road layout Minor amendment to area boundaries for 'Greenlane' and 'The Farm' to reflect updated allotment arrangement
12	27.05.2025	Amended overall masterplan and masterplan areas to reflect Morphem's revegetation plan.
13	30.07.2025	Revised ODP included and all images amended to reflect this. Mitigation measures plan created.
14	03.11.2025	Revised ODP included and all images amended to reflect this. Noted landswap as subject to separate future process throughout.

Appendix B: ODP Design Process

Existing ODP - Rev. August 2009



Initial site response - May 2024



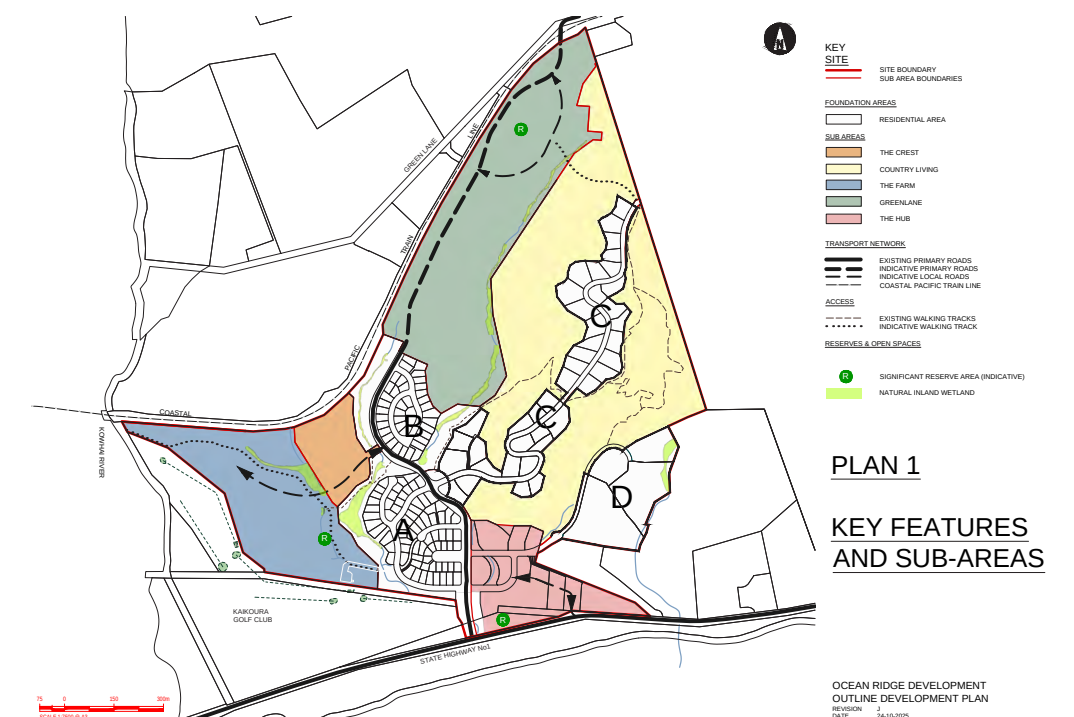
- Sketch showing initial site response post analysis phase, taking into account the existing ODP. It focuses on concentrating higher density around key active nodes. Placement considers topography, views, existing infrastructure, and vegetation, while outlining preliminary connectivity and circulation concepts.

-> Masterplan - May 2024 to May 2025



- The initial site response has been honed through evolution of the masterplan.
- The masterplan was used as a tool to thoughtfully determine the density and layout of proposed residential areas.

► Simplification to Operational Development Plan (ODP) - May 2025 to October 2025



- The proposed ODP is the result of a thorough process, designed to maximise quality of life for existing, future and surrounding residents.