



OCEAN RIDGE
KAITIAKI

Ocean Ridge Development

Proposed Plan Change 6

November 2025

Summary of proposal & notification process





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Cargill Station Ltd has lodged a private plan change request with Kaikōura District Council (**Council**) seeking amendments to the Kaikōura District Plan (**Plan**) provisions applying to the Ocean Ridge Development Area (**Ocean Ridge**). This document has been prepared by Cargill Station Ltd as a reference for interested parties, and sets out the following:

- a description of the plan change;
- the process to be followed in assessing the plan change; and
- answers to some frequently asked questions.

A copy of the plan change documents and supporting evidence are available on the Council website or can be viewed in hard copy at the Council's offices at 96 West End.

Plan change description

The plan change involves the modification of objectives, policies, rules and other provisions in the Plan relating to the subdivision, use and development of land in Ocean Ridge. The focus is mainly on the provisions applying to those parts of Ocean Ridge which have not been developed in any of the four subdivision stages advanced there to date.

The existing Plan envisages nearly 340 houses at Ocean Ridge, along with community facilities and a small mixed-use area with provision for visitor accommodation and commercial activities. The plan change proposes to add a further 150 houses, and to expand the dedicated mixed-use area. It also proposes the creation of additional reserve areas and the continued commitment to restoration planting in wetland, stream and dryland areas.

Spatially, the plan change proposes changes to the nature, intensity and distribution of land use activities anticipated in the existing Outline Development Plan (**ODP**) bespoke to Ocean Ridge. The ODP is organised into various sub-areas, each of which anticipate a unique environmental outcome. An excerpt of the ODP is provided in **Figure 1**.

The opportunity has also been taken to change the format of the ODP to better align with the approach used in other parts of Canterbury.

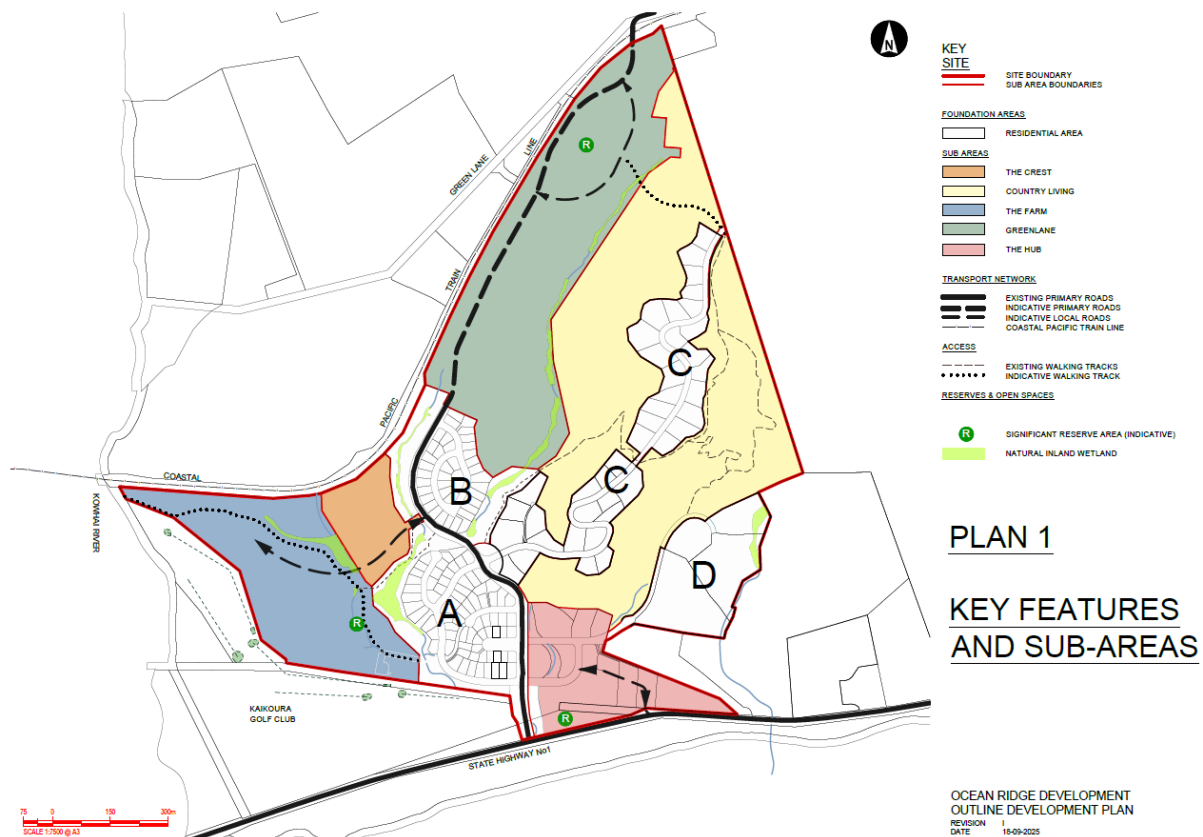


Figure 1: Excerpt from Outline Development Plan

In reference to the areas shown on Figure 1, the plan change:

- generally maintains the existing approach for the areas labelled **A, B, C and D**, which have been the subject of the four previous subdivision stages;
- also largely retains the existing approach for the area labelled as **'The Crest'**, being the future development of up to 35 houses in that part of Ocean Ridge;
- proposes to increase the number of future homes in the **'Greenlane'** Area from the current allowance for 120 houses to 200 or more – this increase in homes is enabled by applying a smaller minimum lot size for subdivisions and the ability to apply for resource consent for multi-unit housing like townhouses, row houses, duplexes and the like;
- changes the anticipated use at the **'Farm'** Area from grazing to a mix of suburban lot sizes, with larger 'lifestyle' blocks adjacent to the southern and northern boundaries – like the Greenlane Area, provision is also made for medium density housing opportunities in the Farm, subject to future consenting processes;
- proposes the expansion of the existing mixed-use area as the **'Hub'** Area adjacent to State Highway 1 – greater allowance has been made for commercial, community, education and other non-residential activities, but limits apply on all of those uses to protect existing centres and the operation of State Highway 1;
- maintains the expectation that restoration planting and grazing activities will be carried out on the slopes below Ingles Drive, albeit with a change in the spatial balance and



anticipated tenure arrangements for those uses – these areas are now identified on the ODP as ‘**Country Living**’; and

- proposes alignment changes for new **roading** connections, and maintains or enhances the anticipated network of facilities dedicated to **walking and cycling**.

Summary of process from here

The Proposal is privately-initiated by the proponent. Before the changes sought in the plan change can be implemented, they must go through a public process under the Resource Management Act 1991. It is for the Council to make decisions on the Proposal, not the proponent.

The Proposal will be publicly notified on 20 November 2025. **Submissions may be lodged with the Council until 5pm on Friday 19 December 2025.**

Any person may lodge a submission on the plan change. All initial submissions will be summarised and a second notification process in early 2026 will enable further submissions to be made by certain parties on the substance of the original submissions (refer [Schedule 1, Clause 8 of the Resource Management Act](#) for more detail).

If any submitter expresses a desire to be heard, a panel will be appointed to conduct a hearing, likely to be scheduled in the Autumn of 2026. Participants may be asked to exchange information with others in advance of the hearing.

A decision will then be made on the plan change, with submitters and the proponent able to appeal the decision to the Environment Court.

More information about the plan change process and making a submission can be found in the following guides produced by the Ministry for the Environment:

- [Getting involved in council plans. An everyday guide to the Resource Management Act:1.4](#); and
- [Making a submission about a proposed plan or resource consent: An everyday guide to the Resource Management Act 3.2](#).

Frequently asked questions

Why is the proponent seeking to change the District Plan?

The purpose of the plan change is to enable greater housing supply and choice in Ocean Ridge, supported by a corresponding increase in community, commercial and other non-residential activities. The plan change responds to the Council’s recently adopted Spatial Plan which identifies supply and choice shortcomings with Kaikoura’s existing housing stock.

The proposed amendments will make the Plan more enabling of a range of housing types and densities and overcome inefficiencies in the Plan’s current regulatory settings that are a barrier to more sustainable subdivision, use and development of Ocean Ridge. The uplift in population will also enable a more substantial and resilient roading connection to be provided through Ocean Ridge to Green Lane. The new connection will include a generous shared path to support walking and cycling through the area as well.



Is a private plan change unusual?

No.

While plan changes are commonly led by the Council who administers the applicable District Plan, the Resource Management Act enables private plan change requests to be made as well, and such proposals are not uncommon in Kaikōura or other districts in New Zealand. In fact, the two most recent changes to the Kaikōura District Plan before this Proposal were also privately-initiated.

This is the third plan change dedicated to the Ocean Ridge Development Area, the first of which was also privately-initiated.

Does the Council have to approve the plan change?

No.

The appropriateness of the plan change will be determined after notification and hearing processes have been completed. It may be rejected, approved or approved with amendments.

What activities are proposed in the expanded mixed-use area?

The mixed-use Hub area will continue to provide opportunities for visitor accommodation, offices, restaurants, retail activities and residential activities. The plan change increases the permitted activity limits for these activities in step with the increase in resident population proposed for Ocean Ridge. Those new limits have been set at a level to ensure associated traffic generation does not impact the safe, efficient function of State Highway 1 and to maintain the effective function of Kaikōura's existing business areas.

The plan change also enables a new preschool or similar small-scale educational facility and community-based facilities such as medical centres, veterinarians, sports clubs, gyms, museums, or community centres. As with the commercial activities, these educational and community facilities are subject to limits to ensure they remain of an appropriate scale for the location.

Does the plan change alter the approach to restoration planting at Ocean Ridge?

Yes. While the plan change does not propose the removal of any established restoration planting at Ocean Ridge, there are some changes proposed to the location and amount of new areas to be planted.

The existing rules in the Plan anticipate a minimum of 44.8ha of restoration planting to be established in wetland, riparian and dryland areas. The minimum area anticipated under the plan change is 42.7ha.

The plan change does not propose any reduction in the planting required in the most elevated parts of the site, which serves a landscape and visual amenity mitigation function.

The plan change proposes amendments to the rules and methods relating to the establishment of planting areas, and their ownership and maintenance. The aim of these changes is to put in place effective and sustainable arrangements to ensure the long-term success of existing and future restoration efforts.



Does the plan change amend other Chapters in the District Plan?

Yes, additional changes are proposed to other district-wide chapters in the Plan:

- the information requirements in Introduction chapter have been expanded to require any future subdivision proposal to detail how desired restoration planting outcomes are to be implemented, and protected and maintained over time;
- new natural hazard provisions are proposed to enable new dwellings in areas subject to significant flood events where the ground floor of the buildings is well above modelled flood levels;
- changes to the noise chapter require noise mitigation and mechanical ventilation for new dwellings located close to State Highway 1 and the Main North railway;
- the subdivision chapter is amended to provide for the desired increase in household yield and greater flexibility in allotment sizes, along with the broadening of matters that can be considered in future subdivision applications and relocation of Ocean Ridge-specific subdivision standards into other parts of the Plan;
- refinements to policies for consistency and alignment between Objectives and rules; and
- refinements to defined terms.

Is the plan change the only planning process required to authorise the additional development proposed for Ocean Ridge?

No.

The plan change deals with the broad planning framework for Ocean Ridge – what activities should be enabled; what limits should be applied to them; what activities should be carefully managed; what activities should be discouraged; and how buildings and structures should be managed? Once the Plan provisions are settled, future planning processes will then address the finer detail in these respects.

All future subdivision stages will need to be authorised by resource consent from the Council. Additional consents may be required for things like earthworks, or other activities or buildings that fail to meet any one or more limits set out in the Plan.

Other resource consents will need to be obtained from Environment Canterbury for aspects of the development such as temporary stormwater discharges from construction areas or ongoing discharges from newly created stormwater management facilities in Ocean Ridge. The plan change does not affect the plans administered by Environment Canterbury.

The plan change mentions a future reserve exchange – what is involved with that?

The plan change anticipates that a portion of Kekenno Park could be repurposed as part of the expanded mixed-use Hub Area. In order for this to occur, there would need to be a change in reserve status for that portion of Kekenno Park, which could result from a possible reserve exchange with new reserve areas in the vicinity. This would be subject to future processes outside the plan change. Should the reserve status ultimately be retained, the plan change would not alter Kekenno Park.



I am a current resident in Ocean Ridge – what is changing on my site?

For most owners and residents in the existing subdivided neighbourhoods at Ocean Ridge, the plan change largely maintains the planning rules that apply to their land. There are some exceptions to this though.

Of most note, some of the larger lots about the lower part of Ludley Drive are proposed to be changed from low-density residential to the part of the expanded mixed-use Hub Area. The plan change enables a broader range of activities and larger-scale buildings on these sites.

In other parts of the existing developed areas within Ocean Ridge, minor changes have been applied to correct errors or address omissions with the existing provisions. For example, the current rules lack clarity around peoples' ability to plant veggies in their gardens or to install boundary fences – new provisions provide greater clarity and certainty for those types of activities.

With home businesses, the plan change enables people to work from home as of right provided the nature and scale of the work is in keeping with the surrounding residential environment.

Will the Proposal increase my rates?

No – the plan change is not anticipated to increase your rates. If anything, the Proposal should have a positive long-term impact on the Council's finances.

The key community infrastructure required to support the developments covered under the Plan Change — such as three waters upgrades and roading improvements — will be delivered through the Kaikōura Infrastructure Acceleration Fund programme. This programme is co-funded by central government and the developers of Ocean Ridge and The Vicarage on Ludstone Road.

Together, they are contributing \$15.3 million of infrastructure that will become Council-owned assets, in addition to \$500k of 3 Waters assets that will transfer to the New Water Services entity on 30 June 2026, according to the Local Waters Done Well legislation and Council resolution. Similar to what occurred after the Earthquake Rebuild, these new assets will:

- increase KDC's equity;
- improve its borrowing capacity

The additional dwellings enabled through the Plan Change are expected to expand the rating base which would support Council's financial resilience over time.

Infrastructure within future subdivisions will be funded entirely by the developers of Ocean Ridge, as is standard practice.