

KAIKŌURA DISTRICT COUNCIL MEETING

Date:	Wednesday 26 August 2026
Time	9.00am
Location	Totara, Council Chambers

AGENDA

1. Open with a Karakia

Kia wātea te Wairua, Kia wātea te tinana, Kia wātea te hinengaro, Kia wātea ai te mauri, Tuturu ōwhiti whakamaui kia tina, TINA!, Haumi e, Hui e, TAIKI E!

2. Apologies – Councillor J McInnes

3. Declarations of Interest

4. Public Forum

Public forums provide opportunity for members of the public to bring matters, not necessarily on the meeting's agenda, to the attention of the Council.

5. Formal Deputations

The purpose of a deputation is to enable a person, group or organisation to make a presentation to a meeting on a matter or matters covered by that meeting's Agenda.

6. Confirmation of Minutes:

- | | | |
|-----|--|--------|
| 6.1 | Council meeting minutes dated 29 July 2026 | page 4 |
| 6.2 | Extraordinary Council Meeting Minutes dated 05 August 2026 | page 9 |

7. Review of Action List page 13

8. Matters of Importance to be raised as Urgent Business

9. Matters for Decision:

- | | | |
|-----|--|----------|
| 9.1 | Audit Exemption from LGA 2002 for KHWS | page 15 |
| 9.2 | Economic Development Strategy for Consultation | page 25 |
| 9.3 | Local Alcohol Policy for Consultation | page 81 |
| 9.4 | Regional Spatial Plan | page 103 |
| 9.5 | Plan Change 6 decision | page 118 |

10. Finance:

- | | | |
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| 10.1 | Report from the Chair of the Audit & Risk Committee | page 334 |
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11. Public Excluded Session

Moved, seconded that the public be excluded from the following parts of the proceedings of this meeting, namely;

- Public Excluded Extraordinary Council meeting minutes dated 29 July 2026
- Roading Maintenance Contract Award
- Wakatu Quay Joint Venture Heads of Agreement
- Legal issues status report
- Future Use and Tenure Arrangements for 34 Beach Road
- Verbal Update from the Chair of Audit & Risk Committee

The general subject matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1), 6 and 7 of the Local Government Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each to be considered	Reason for excluding the public	Grounds of the Act under which this resolution is made
Public excluded council meeting minutes dated 29 July 2026	To receive minutes that includes information that is commercially and legally sensitive and private to individuals.	Section (7)(b)(ii) would be likely unreasonable to prejudice the commercial position of the person who supplied or who is subject of the information Section (7)(2)(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) Section (7)(2)(e) maintain legal professional privilege Section 7(2)(a) - To protect the privacy of natural persons
Roading Maintenance Contract Award	To protect commercially sensitive tender information and the commercial position of the tenderers during the contract award process.	Section (7)(b)(ii) would be likely unreasonable to prejudice the commercial position of the person who supplied or who is subject of the information Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
Wakatu Quay Joint Venture Heads of Agreement	The report contains commercially sensitive information relating to the proposed Wakatu Quay joint venture, including negotiations, governance arrangements, funding proposals, and confidential commercial intentions, where public release could prejudice ongoing negotiations and the commercial position of the parties.	Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) Section 7(2)(b)(ii) To protect information where release would be likely to unreasonably prejudice the commercial position of the person who supplied or is the subject of the information
Legal issues status report	To update the Council on a Legal Issue. The report is withheld to maintain legal professional privilege.	Section (7)(2)(e) maintain legal professional privilege
Future Use and Tenure Arrangements for 34 Beach Road	To protect Council's position in negotiations relating to 34 Beach Road.	Section (7)(2)(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
Verbal Update from the Chair of the Audit & Risk Committee	Commercially sensitive, private and legally privileged risk items - To protect information that is commercially sensitive, private, and subject to legal professional privilege.	Section (7)(2)(b)(ii) would be likely unreasonable to prejudice the commercial position of the person who supplied or who is subject of the information Section (7)(2)(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) Section (7)(2)(g) maintain legal professional privilege Section (7)(2)(a) protect the privacy of natural persons

*This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

- Disclosure would likely prejudice the Council by weakening its commercial position, compromising legally privileged advice, and exposing sensitive risk information that could be misused or misunderstood. This may lead to financial loss, reduced bargaining power, reputational harm, or increased operational risk.

12. Matters for Information:

12.1	Mayoral Update Report	page 336
12.2	Elected Member Updates	page 338
12.3	CEO Monthly Report	page 341
12.4	Operations Team Monthly Report	page 344
12.5	Recovery Status Report	page 350
12.6	Community Services Team Update Report	page 355
12.7	Kaikoura Youth Council Report	page 365 11.00am

12.8	Planning Update Report	page 367
12.9	Building Control Authority Update Report	page 375
12.10	Regulatory Services Update	page 378
12.11	Emergency Management Quarterly Report	page 383
12.12	Destination Kaikoura Quarterly Report	page 385
12.13	IWK Quarterly Report	page 396 10.45am
12.14	Discretionary Grants Reports	page 437

13. Close meeting with a Karakia

AUDIO RECORDINGS:

"Audio recordings will be made of this meeting for the purpose of assisting the minute taker to create accurate minutes. Audio recordings should not be taken of any confidential, public excluded or otherwise sensitive matters. The Chair of the meeting is responsible for indicating if/when recording should be stopped and restarted. While held, the audio recordings are subject to LGOIMA, they may be released in line with Councils LGOIMA processes and/or at the discretion of the meeting Chair. A copy of the guidelines and principals for the use of recordings is available on request"

**MINUTES OF THE KAIKŌURA DISTRICT COUNCIL MEETING HELD AT ON
WEDNESDAY 29 JULY 2026 AT 9.00 AM, TOTARA, COUNCIL CHAMBERS,
96 WEST END, KAIKŌURA**

PRESENT: Mayor C Mackle (Chair), Deputy Mayor V Gulleford, Councillor C Smith,
Councillor T Blunt, Councillor J Diver, Councillor J McInnes, Councillor M Redwood

IN ATTENDANCE: P Kearney (Senior Manager Corporate Services), B Makin (Executive Officer-Minutes)

1. KARAKIA

2. APOLOGIES

Apologies were received from Councillor K Heays.

Moved: Councillor T Blunt
Seconded: Councillor C Smith

CARRIED UNANIMOUSLY

3. DECLARATIONS OF INTEREST Nil

4. PUBLIC FORUM

9.00am Erica O'Connor and Marlene Ingram

Erica O'Connor and Marlene Ingram updated Council on the activities of the Kaikōura Croquet Club and the financial challenges currently facing the Club. The presenters advised that funding approved through the Discretionary Fund for power costs was no longer required for that purpose following connection to the Sports Hub power supply in early July. They requested that the funding be able to be used for other operational costs. It was noted that a separate application for assistance with rates had been declined.

The presenters outlined increasing financial pressures on the Club, including rates, power, green waste disposal costs, and maintenance expenses. They highlighted volunteer contributions to maintaining the grounds and raised concerns regarding the condition of the public accessway to the domain and the rock wall between the Club and the Sports Hub.

The Club currently has 14 members, nine of whom are over 80 years of age. An invitation was extended to elected members to attend a social event and learn more about croquet.

Deputy Mayor V Gulleford advised that Council could consider the approved grant being used for alternative operational expenses but confirmed that the funding could not be applied towards rates.

5. FORMAL DEPUTATIONS Nil

6. MINUTES TO BE CONFIRMED

6.1 Council meeting minutes dated 24 June 2026

RESOLUTION

THAT the Council confirms as a true and correct record, the circulated minutes of the council meeting held on 24 June 2026.

Moved: Councillor M Redwood
Seconded: Councillor J McInnes

CARRIED UNANIMOUSLY

6.2 Extraordinary Council meeting minutes dated 15 July 2026

RESOLUTION

THAT the Council confirms as a true and correct record, the circulated minutes of the extraordinary council meeting held on 15 July 2026.

Moved: Deputy Mayor V Gulleford

Seconded: Councillor M Redwood

CARRIED UNANIMOUSLY

7. REVIEW OF ACTION LIST

The action list was reviewed and noted.

8. MATTERS OF IMPORTANCE TO BE RAISED AS URGENT BUSINESS Nil

9. MATTERS OF DECISION

9.1 Emergency Management Report – Flood Events

The Mayor and Councillors acknowledged the efforts of all those involved in the Emergency Operations Centre response, including first responders, local marae, the Red Cross, and the Emergency Management Group. The support provided through resourcing, advice and operational assistance was recognised.

Staff advised that contingency planning had been undertaken for an alternative welfare centre after the marae accommodated more than 150 people during the event.

Council was informed that preliminary infrastructure damage costs at Cribb Creek, Inland Road, Puhi Puhi and The Kaikōura Flats were estimated at between \$3 million and \$5 million, excluding Environment Canterbury river works. The event was unlikely to qualify for significant central government assistance, and Council was awaiting confirmation of NZTA funding contributions. In the interim, priority repairs had focused on restoring safe access.

Recovery activities were being managed through social, rural and infrastructure workstreams during the current recovery transition period. A \$50,000 contribution from the Mayoral Relief Fund would assist affected residents with costs such as waste disposal and insurance excesses. Staff were also working with Christchurch City Council and affected sectors to quantify the broader economic and tourism impacts for reporting to NEMA.

Members discussed the challenges posed by recovery costs on Kaikōura's small rating base and sought an update on funding assistance. Staff advised that any increase above the standard NZTA subsidy rate would require NZTA Board approval. While Council would seek the highest possible funding contribution, no decision had yet been received. It was noted that delaying recovery works could result in higher future costs.

It was suggested that an economic impact assessment prepared following the earthquake had successfully supported an increase in funding assistance and that this should be reviewed.

Staff confirmed that the majority of storm-related damage had been identified and assessed. Work was also underway to estimate the wider economic impact on local tourism operators and businesses.

An updated evacuation plan was being developed to reflect changes to river channels following the event. Evacuation centres had been identified and the plan would be communicated to the community once finalised. Staff advised that works within the Kowhai River and other riverbeds were programmed through Environment Canterbury. It was also noted that damage to KiwiRail infrastructure was less extensive than initially anticipated.

Council was advised that the proposed additional \$2 million borrowing facility was intended as a contingency to support flood recovery infrastructure works if required. Council would initially utilise its short-term borrowing facility, with decisions regarding fixed or floating debt to be made if and when funds were drawn down. The additional borrowing was separate from previously forecast debt levels and specifically related to flood recovery costs.

RESOLUTION

It is recommended that the Council:

- a) Receives this report for information
- b) Delegates authority to the Chief Executive to utilise debt funding for priority infrastructure response and recovery work as a result of the floods, up to an additional \$2 million above the forecast debt position provided for in the Annual Plan
- c) Notes that further debt funding may be required once we have confirmed cost estimates and visibility of any government funding which will be subject to a separate request to Council
- d) Notes that Council will be kept informed of any debt funding that is drawn down over and above what has been planned as part of the Annual Plan 2026/2027

Moved: Deputy Mayor V Gulleford

Seconded: Councillor J Diver

CARRIED UNANIMOUSLY

10. FINANCE

10.1 Finance Report to 30 June 2026

Staff presented the Finance Report to 30 June 2026, noting that the report was interim in nature and prepared prior to year-end accounting adjustments being completed. Council was advised that the overall financial position reflected sound performance. A number of variances throughout the year were attributed to timing differences, with year-end adjustments still required for items such as interest accruals, prepayments, creditor accruals and depreciation on capitalised assets. It was noted that some asset information was still being migrated from Ozone into Datascape.

In response to a query regarding operating revenue and operational subsidies, staff advised that additional revenue related to funding received for flood relief and support workers, the Lookout mural project and the Mayors Taskforce for Jobs programme. Staff also noted that a targeted effort had been made in June to issue invoices for development contributions.

Members queried repairs and maintenance expenditure for facilities and were advised that this included the Memorial Hall, with a significant proportion of the costs sitting within maintenance contracts. Staff noted the intention was to undertake further work on the Memorial Hall in 2027.

An action was taken for staff to investigate issues relating to the Memorial Hall roof, wall and window leaks in the kitchen area.

Other items discussed were:

- Staff reported that the Three Waters revaluation process remained on track.
- The debtor balances had increased by approximately \$1 million due to several large outstanding debtors that were being actively monitored. Upcoming priorities included completion of the Long Term Plan, Annual Report and Audit processes, and further efficiencies through Datascape implementation.
- A capital carry-forward report would be presented to Council in August or September, with year-to-date capital expenditure remaining below budget.
- The i-SITE carpark reseal may have been a fixed-price delivery.
- An update was sought on the amphitheatre and bridge projects. Staff advised that discussions were ongoing regarding alignment with the Whale Trail project and broader West End upgrade plans.

- Regarding landfill capping, staff advised that the remaining budget would need to be re-budgeted once consenting requirements and associated works were confirmed.
- Work was underway to strengthen departmental budget reporting and accountability, although implementation had been complicated by the transition to Datascape. While consolidated reporting remained the most efficient format for Council reporting, opportunities to provide additional departmental financial information would be explored.
- A new Long Term Plan budgeting tool was being implemented to support budget ownership and improved financial management. It was suggested that departmental financial reports could potentially be provided as appendices where this would add value.
- A forecast information comparing budget to actual expenditure would provide greater value to elected members, particularly for high-value programmes, and noted that similar reporting was already being utilised by the roading team.

RESOLUTION

THAT the Council receives this report for information.

Moved: Councillor J McInnes
Seconded: Councillor M Redwood

CARRIED UNANIMOUSLY

RESOLUTION TO MOVE INTO COUNCIL PUBLIC EXCLUDED SESSION

Moved, seconded that the public be excluded from the following parts of the proceedings of this meeting, namely;

- Public Excluded Extraordinary Council meeting minutes dated 24 June 2026
- People & Culture Update
- Headstart Pathway – Proposal Verbal Update

The general subject matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1), 6 and 7 of the Local Government Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each to be considered	Reason for excluding the public	Grounds of the Act under which this resolution is made
Public excluded council meeting minutes dated 24 June 2026	To receive minutes that includes information that is commercially and legally sensitive and private to individuals.	Section (7)(b)(ii) would be likely unreasonable to prejudice the commercial position of the person who supplied or who is subject of the information Section (7)(2)(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) Section (7)(2)(e) maintain legal professional privilege Section 7(2)(a) - To protect the privacy of natural persons
People & Culture Update	The report is withheld for privacy reasons.	Section 7(2)(a) - To protect the privacy of natural persons
Headstart Pathway – Proposal Verbal update	To enable the Council to carry on, without prejudice or disadvantage, negotiations relating to the HeadStart Pathway proposal, including potential contractual, partnership and implementation arrangements.	Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

*This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

- People & Culture Update: The report contains sensitive information relating to identifiable individuals, and public disclosure would likely prejudice their privacy and cause harm.

- Headstart Pathway – Proposal Verbal Update: Release of this information could prejudice ongoing negotiations by revealing Council's position and reducing its ability to achieve favorable outcomes.

Moved: Councillor J McInnes
Seconded: Deputy Mayor V Gulleford

CARRIED UNANIMOUSLY

The meeting moved into Public Excluded Session at 10.12am
The meeting moved out of Public Excluded Session at 10.54am

13. CLOSE OF MEETING

There being no further business the meeting was declared closed at 10.54am.

CONFIRMED _____ Chairperson
Date

THIS RECORD WILL BE HELD IN ELECTRONIC FORM ONLY

**MINUTES OF THE KAIKŌURA DISTRICT COUNCIL MEETING HELD AT ON
WEDNESDAY 5 AUGUST 2026 AT 9.00 AM, TOTARA, COUNCIL CHAMBERS,
96 WEST END, KAIKŌURA**

PRESENT: Mayor C Mackle (Chair), Deputy Mayor V Gulleford, Councillor C Smith, Councillor T Blunt, Councillor J Diver, Councillor J McInnes, Councillor M Redwood, Councillor K Heays (Online via MS Teams)

IN ATTENDANCE: W Doughty (Chief Executive Officer), P Kearney (Senior Manager Corporate Services), B Makin (Executive Officer-Minutes)

1. KARAKIA

2. APOLOGIES Nil

3. DECLARATIONS OF INTEREST Nil

4. PUBLIC FORUM Nil

5. FORMAL DEPUTATIONS Nil

6. MATTERS OF IMPORTANCE TO BE RAISED AS URGENT BUSINESS Nil

7. MATTERS OF DECISION

7.1 Draft Headstart Proposal

The Chief Executive provided an overview of the draft Headstart Proposal and acknowledged representatives from Marlborough District Council attending remotely. Members were advised that following Marlborough District Council's resolution on 30 July 2026, a joint proposal had been developed to support Marlborough District Council's decision on whether to proceed with submission to Government.

Staff advised that an extension to the submission timeframe had been granted following the recent flood event, with a near-final draft required by 9 August 2026 but a final version required by no later than the 28th August. The proposal remained a working document and would continue to be refined following feedback from both councils.

The Chief Executive outlined the proposed implementation and transition approach, including governance arrangements, representation for Kaikōura within a future extended Marlborough unitary authority, retention of local services and representation, and development of a joint Long Term Plan during the transition period. Members were advised that the proposal also sought Government support for transition costs and regional planning alignment matters.

An update was provided on engagement with mana whenua. Feedback received recognised the benefits of the proposal while also highlighting the importance of maintaining existing relationships, Treaty obligations and iwi arrangements through any future governance structure.

Discussion focused on the transfer of regional functions from Environment Canterbury and the associated financial implications, particularly in relation to river management responsibilities, flood recovery costs, debt allocation and future funding arrangements. These matters remained key areas requiring further analysis during the detailed design phase.

In response to a question regarding Government funding support, staff advised that funding had been allocated to the Department of Internal Affairs to administer the process, however no specific funding had been identified

at this stage by government to support councils through transition and implementation. The importance of ensuring that future efficiency gains were not offset by high transition costs was highlighted.

The potential regulatory differences between the two councils would be addressed through the detailed design phase. It was suggested that a framework be developed identifying key infrastructure and regulatory areas requiring alignment, together with indicative implementation timeframes. The importance of clearly communicating any transitional arrangements where existing rules would continue to apply. Until such time as they are integrated, regulatory and statutory documents for each Council remain in place.

Clarification was provided regarding the proposed Kaikōura Advisory Group. The group would comprise representatives from key organisations and the community and would provide advice on significant local issues but would hold no statutory decision-making powers.

Discussion occurred regarding future representation arrangements. Members reiterated the importance of maintaining meaningful Kaikōura representation within any future governance structure and expressed support for retaining a representation ratio of approximately 15-20 percent. It was noted that future legislative change may present opportunities to safeguard representation arrangements.

The detailed design timeline was discussed, including future consultation requirements and the Special Consultative Procedure process, noting that statutory consultation requirements would continue to apply. It was suggested that the introduction to the proposal could more strongly reflect the long-term vision of a connected future for the communities of Kaikōura and Marlborough.

The Chief Executive noted that key risks remained around Government acceptance of the proposal and the timing of decisions on local government reform, particularly given upcoming regional spatial planning requirements.

RESOLUTION

That the Council:

- a) Receives this report and the draft Head Start proposal.*
- b) Provides high level feedback on the draft Head Start proposal noting some further changes have been made since the 30th July.*
- c) Authorises the Mayor and the CEO to work with Marlborough District Council counterparts to finalise and submit the Headstart proposal.*
- d) Notes the next steps and associated timelines.*

Moved: Councillor C Smith

Seconded: Deputy Mayor V Gulleford

Against: Councillor J Diver

CARRIED

7.2 Transfer Agreement Between Kaikōura District Council and Kaikōura Hurunui Water Services Limited

Council acknowledged the contribution of Project Manager Clare Shave and her work in progressing the establishment of Kaikōura Hurunui Water Services Limited.

The Transfer Agreement reflected feedback provided during Council workshops in May and outlined the transfer of water assets to the new entity while retaining land ownership with Council through lease arrangements.

Stormwater assets had been excluded from the agreement pending further consideration of the relationship between stormwater and roading activities. Hurunui District Council had also considered the agreement.

The asset transfer date of 1 July 2026 aligned with financial reporting and audit requirements. Final asset valuations were expected in late September or early October 2026.

Development contribution values relating to water assets remained subject to confirmation from PwC and had therefore not been included in the agreement. The debt associated with water assets was noted as being less than \$100,000.

Discussion occurred regarding financing arrangements following the Local Government Funding Agency's decision not to approve the initial application. It was noted that previous discussions had indicated the councils met the relevant requirements and that outstanding issues related primarily to the governance arrangements of the water entity. A number of funding options remained available, with affordability for the community continuing to be a key consideration.

Members identified minor errors within the agreement, including a property reference associated with Inland Kaikōura Road (omission of the fernleigh water scheme) and a reference to Gillings Street rather than Gillings Lane. These amendments would be corrected prior to finalisation.

The proposed transition shared services support payment would provide administrative and operational support for up to a two-year period, with associated costs to be considered through future Long Term Plan discussions.

In response to a query regarding easements located on land not owned by Council, it was noted that the existing arrangements would remain unchanged. Affected landowners would be notified following approval of the agreement and advised of the transfer arrangements.

RESOLUTION

That the Council:

- a) Agrees to enter into the Transfer Agreement with Kaikōura Hurunui Water Services Limited; and*
- b) Authorises the Chief Executive Officer to make minor amendments to the proposed agreement.*
- c) Notes that land assets associated with the provision of water services will be leased to KHWS with the lease documents still being finalised.*

Moved: Deputy Mayor V Gulleford

Seconded: Councillor J Diver

CARRIED UNANIMOUSLY

7.3 Audit & Risk Independent Member

Council acknowledged the contribution of Diane Brandish and her service on the committee.

It was noted that failure to replace Diane Brandish would result in the committee no longer meeting its independent member requirements.

It was discussed whether Marlborough District Council had an independent member on their committee with relevant expertise that could be considered for the role. While there were advantages and disadvantages to such an approach.

The proposed changes to voting rights with the government's Simplifying Local Government bill were also noted.

Discussion also occurred regarding the composition of the interview panel, including which elected members should participate and whether staff should be represented on the panel. Following discussion, an amendment was proposed to provide the Chief Executive with delegated authority to determine the appropriate staff representation on the interview panel.

AMENDED RESOLUTION

That the Council:

- a) Notes the resignation of Diane Brandish as an independent member of the Audit and Risk Committee.*
- b) Acknowledges and records its appreciation for Diane Brandish's valuable contribution to the Audit and Risk Committee and Council during her tenure.*
- c) Approves recruitment be undertaken to identify a suitable replacement independent member with strong finance, accounting, audit, risk, or governance expertise.*
- d) The Senior Manager Corporate Services will work with the Chair of the Audit & Risk Committee to determine an interview panel.*
- e) Notes that staff will provide a shortlist of suitable candidates for interview panel consideration and interview.*
- f) Notes that any preferred candidate will be subject to formal appointment by Council.*
- g) Notes that future legislative changes may impact the voting status of independent members on council committees.*

Moved: Councillor J McInnes

Seconded: Deputy Mayor V Gulleford

CARRIED UNANIMOUSLY

13. CLOSE OF MEETING

There being no further business the meeting was declared closed at 10.04 am.

CONFIRMED

Chairperson
Date

THIS RECORD WILL BE HELD IN ELECTRONIC FORM ONLY

**ACTIONS FROM COUNCIL MEETINGS
AS AT 18 AUGUST 2026**

OPEN ACTION ITEMS

	ACTION ITEMS	ASSIGNED TO	DUE	STATUS
1	<i>Discretionary Grants Quarterly Progress Reports from 1-Jul FY 25-26</i>	-	July 2026	Ongoing.
2	Provide chlorine sample results	W Doughty / Councillor J Diver	Ongoing	Councillor J Diver and W Doughty are reviewing chlorine sample results align with Taumata Arowai reporting requirements. Some form of formal reporting is expected to be implemented in the next term. Councillor J Diver has supplied W Doughty with a copy of what he is requesting.
3	Explore feasible options for access issues at the cemetery in wet conditions	Ops Manager / Mike Russell	Ongoing	In progress. Drainage for cemetery is being completed as we build the new headstone plinths. Next ones due to be laid in the coming months.
4	KDC introduction of new Youth Council members.	B Makin / Petra	May 2026	To progress once Petra settled into role.
5	Develop an ESG-informed procurement framework, report to Council & workshop	D Hirst	TBC	Including in work programme for late 2026
6	Consider insurance cost updates as part of financial reporting where relevant. Provide a cashflow report.	C Kaa / P Kearney	June 2026	In progress.
7	Schedule fraud and corruption training.	P Kearney / B Makin	TBC	Training scheduled.
8	Investigate issues relating to the Memorial Hall roof, wall and window leaks in the kitchen area.	M Russell	August 2026	In progress.

CLOSED ACTION ITEMS

	ACTION ITEMS	ASSIGNED TO	DUE	STATUS
	Separate comms on annual plan explaining benchmark impact and rates implications for properties	P Kearney / D Nee	June 2026	This has been completed
	Confirm the remaining balance on the specific loan associated with the civic centre	C Kaa / P Kearney	July 2026	Update circulated by email
	Clarify requirements relating to smoke detectors under the Building Act	G Vaughan	July 2026	Update circulated by email

	Confirm whether applicants can be provided with a clearer indication of total costs at the time of applying for a fireplace installation	G Vaughan	July 2026	Update circulated by email
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UNCONFIRMED MINUTE

Report to:	Council
Date:	26 August 2026
Subject:	Audit Exemption from LGA 2002 for KHWS
Prepared by:	P Kearney – Senior Manager Corporate Services
Input sought from:	Jason Beck – Chief Financial Officer (Hurunui District Council)
Authorised by:	W Doughty - Chief Executive Officer

1. PURPOSE

The purpose of this report is to obtain exemption from reporting requirements under the Local Government Act for Kaikōura Hurunui Water Services Limited (KHWS).

2. RECOMMENDATION

It is recommended that the Council:

- a) Exempts Kaikōura Hurunui Water Services Limited pursuant to section 7 of the Local Government Act 2002.

3. SUMMARY

KHWS was incorporated on 23 March 2026 and the balance date for the Company is 30 June 2026. There has been a very limited number of transactions prior to the end of the financial year, so for the time being, the organisation can be classified as small, which will qualify for exemption from the requirements to adopt an audited annual report prior to 30 September 2026 as per the Local Government Act. The Company will still be required to complete and adopt an audited annual report before 30 November 2026 to comply with the requirements of the Companies Act and the Financial Reporting Act. A similar request has been prepared for Hurunui District Council. AuditNZ have indicated support for this exemption providing the following comment, *“We are still able to sign KDC in October without the signing of KHWS. KHWS can be exempted under the LGA (Sept deadline) but unfortunately KHWS are still required to prepare and have audited an annual report under the CA 93”*.

4. BACKGROUND

The Department of Internal Affairs produced some guidance on reporting obligations for Water Services Providers. The full guidance is attached as appendix 1.

The guidance also came with a Decision Tree, which is attached as appendix 2. The Audit Office has provided its interpretation as follows:

- The DIA guidance notes that the guiding principle under the LGWSA (Local Government Water Services Act) is that the entity which has responsibility for providing water services must report on those services, and that if a CCO is not yet providing water services transferred under a transfer agreement, then the council must be the water service provider and the CCO should report under the LGA (Local Government Act) if it is not yet established as a water organisation.
- The DIA guidance provides that since a water organisation is only responsible for reporting on services it has been transferred under a transfer agreement, a water organisation's reporting obligation only starts from the time it is transferred responsibility for providing water services under a transfer agreement.
- If the CCO is not yet established as a water organisation under the LGWSA, then the planning and reporting requirements set out in the LGA apply. Councils with CCOs in this position are likely to consider exempting the CCO under section 7 of the LGA. This resolution will need to be passed by both KDC and HDC and must be before 30 September 2026.

- Relevantly for CCOs with multiple council shareholders, a public entity company that is not a subsidiary of any one shareholder must prepare audited financial statements under the Companies Act 1993, even if it is an exempt CCO. The Audit Office already investigated any exemptions to this that we may be able to apply but unfortunately KHWS is just outside the 15-month period under Section 42 of the Financial Reporting Act 2013.

Neither legislation nor the DIA guidance contemplates a situation where an organisation has been established as a water organisation but is not yet a water service provider.

5. OPTIONS

Council is presented with 2 practical options.

Option 1: Do not exempt KHWS

Council is not required to exempt KHWS under the Local Government Act, but timing concerns may result in missing the statutory reporting deadline.

Option 2: Exempt KHWS from s7(3) of the LGA 2002 (Recommended)

The exemption does not remove the need for KHWS to be audited. Rather it exempts KHWS from being audited to the requirements of the LGA meaning that the timing of its audit can be extended.

6. FINANCIAL IMPLICATIONS AND RISKS

There are no immediate financial implications required as a result of this decision.

7. SIGNIFICANCE OF DECISION

This decision is not considered significant in terms of Council's Significance and Engagement Policy.

8. RELEVANT LEGISLATION

The LGA provides under Section 7(3) that:

"A local authority may, after taken into account of the matters specified in subsection (5), exempt a small organisation that is not a council-controlled trading organisation, for the purpose of Section 6(4)(i)"

Section 6(4)(i) provides that an organisation exempted under Section 7 is not considered to be a Council Controlled Organisation (CCO) for the purposes of the LGA and as such is not required to be audited as a CCO.

The requirement to prepare an audited annual report for the Company is still required under the Companies Act and the Financial Reporting Act, but the statutory deadline is 30 November 2026 for the period ended 30 June 2026.

For the year ended 30 June 2027, KHWS will be a Water Service Provider after the relevant Transfer Agreements have been entered into and it would then be required to meet the relevant reporting requirements under the Local Government Water Services Act.

9. COMMUNITY VIEWS

No community views were sought in relation to this report and the significance of this decision is considered low.

10. COMMUNITY OUTCOMES SUPPORTED

The work is in support of all community outcomes.

**Community**

We communicate, engage and inform our community

**Development**

We promote and support the development of our economy

**Services**

Our services and infrastructure are cost effective, efficient and fit-for-purpose

**Environment**

We value and protect our environment

**Future**

We work with our community and our partners to create a better place for future generations

Reporting obligations for water services providers

The DIA provides this guidance to assist local authorities and water organisations to consider their reporting obligations in relation to water services. It is not legal advice and must not be relied on as legal advice. Local authorities and water organisations should seek independent legal advice where necessary.

Overview

The Local Government (Water Services) Act 2020 ("**LGWSA**") contains a reporting regime for water services providers.

A water organisation is not a water services provider until it has been transferred responsibility (pursuant to a transfer agreement) for providing water services. It will only be a water services provider for the responsibilities transferred. The LGWSA provides flexibility for the establishment of a water organisation as a water services provider, acknowledging that the establishment path, timelines and circumstances for each water organisation are likely to be different. Local authorities who retain responsibility for providing water services are also water services providers under the LGWSA.

The scheme of the LGWSA is that a water organisation only has reporting obligations from when it has been transferred responsibility for providing water services (assuming it meets all other criteria for being a water organisation) and is a water services provider. Until that transfer of responsibility, the relevant local authorities will have reporting obligations as water services providers. It is appropriate that reporting obligations under the LGWSA should sit with the relevant water service provider – ie the entity who has responsibility for providing the water service that is being reported on.

There may be council-controlled organisations ("**CCOs**") that have been established to be water organisations but are not yet water service providers under the LGWSA. For these CCOs, the reporting requirements under the Local Government Act 2002 ("**LGA**") may apply, depending on whether they have been properly established as a water organisation under the LGWSA.

CCOs, water organisations, and local authorities must comply with the reporting obligations set out below as relevant, including where responsibility for water services is transferred part way through a financial year. The guiding principle under the LGWSA is that the entity which has responsibility for providing water services must report on those services. This means:

- a water organisation is responsible for reporting in relation to the water services that it is responsible for under a transfer agreement;¹ and
- a water services provider that is a local authority is responsible for reporting in relation to the water services that it provides.²

¹ LGWSA, s 219(1)(b)(i)

² LGWSA, s 219(1)(a)

Put another way, if a CCO is not yet providing water services transferred under a transfer agreement, then:

- the council must be the "water services provider" in its district and will be subject to reporting requirements in respect of water services under the LGWSA (noting that reporting obligations under the LGWSA are linked to the council's preparation and adoption of its first water services strategy). Until such time as a water services strategy comes into force (ie for FY 2026 and potentially FY 2027), the council should continue to report on water services in its annual report under the LGA; and
- the CCO should report under the LGA if it is not yet established as a water organisation under the LGWSA.

Further detail on reporting obligations is provided below.

When a water organisation is established under the LGWSA

Water organisations may be established (since 27 August 2025) under section 44 of the LGWSA.

Following transfer of responsibility for water services under a transfer agreement, a water organisation (which will now be a water services provider) must comply with planning and accountability requirements set out in Part 4 of the LGWSA. Part 4 of the LGWSA applies in place of the planning and accountability requirements for CCOs under the LGA³ and includes:

- A statement of expectations from shareholding councils to the water organisation at least 6 months before the water organisation is required to prepare a water services strategy.⁴ However, for a new water organisation, the statement of expectations must be provided as soon as practicable after the date of establishment of the water organisation and within 6 months⁵ (shareholders may also provide an interim statement that applies between the date of establishment of the water organisation and the date on which the statement of expectations is provided).⁶ As the requirement for a water organisation to have a water services strategy does not commence until it is a water services provider (see below), the first statement of expectations for a new water organisation is required as soon as practicable but within 6 months after the date that responsibility for water services is transferred to the water organisation.
- A water services strategy to be in place at all times for a water service provider.⁷ However, for a new water organisation, the water services strategy must be adopted as soon as practicable after establishment and before the start of the first financial year to which it relates.⁸ As it is only water services providers that are required to prepare water services

³ LGWSA, s 221

⁴ LGWSA, s 224

⁵ LGWSA, s 225(2)(b)

⁶ LGWSA, s225(3)

⁷ LGWSA, s230

⁸ LGWSA, s231(2)

strategies, a new water organisation is required to adopt a water services strategy as soon as practicable after it becomes a water services provider (and interim arrangements must be agreed with its shareholders).

- A water services annual budget to be prepared before the start of each financial year that is not the first financial year to which a water services strategy relates.⁹
- A water services annual report to be adopted no later than 3 months after the end of the financial year to which it relates.¹⁰ A water organisation that is established less than 4 months before the end of a financial year must, after the end of its first full financial year, adopt an annual report that covers the period from the date of establishment until the end of the first full financial year. Since a water organisation is only responsible for reporting on services it has been transferred under a transfer agreement, a water organisation's reporting obligation only starts from the time it is transferred responsibility for providing water services under a transfer agreement.¹¹ If the water organisation's statement of expectations and water services strategy are not in place (as above), the board of the water organisation and the shareholders must agree which documents the annual report will report against.¹² Section 246 and Schedule 4 of the LGWSA, which specify what must be provided in the contents of water services annual reports, will apply.
- A water services half-yearly report to be provided to shareholders within 8 months of the start of the financial year.¹³
- Additional plans or reports that may be required by shareholders of a water organisation.¹⁴

When a CCO is not yet providing water services under the LGWSA

Existing CCOs that met the requirements of clause 8 of Schedule 1 of the LGWSA were deemed to be water organisations on the date of commencement of the LGWSA for the following six months (with the ability to continue as a water organisation by confirmation of compliance with certain requirements by February 2026). Reporting requirements for these deemed water organisations are set out below.

If a CCO incorporated prior to 27 August 2025 did not meet the requirements of clause 8 of Schedule 1 of the LGWSA they remain CCOs until establishment as a water organisation. There may also be CCOs incorporated after 27 August 2025 which are not yet established as water organisations.

The water organisation's foundation documents (shareholders' agreement and constitution), council resolutions and transfer agreement will be the best evidence for determining the date on which a water organisation is established. They should all be clear and aligned on the

⁹ LGWSA, s 240

¹⁰ LGWSA, s243

¹¹ LGWSA, s 244(2) and s 219

¹² LGWSA, s 244(3)

¹³ LGWSA, s248

¹⁴ LGWSA, s 249

establishment date for a water organisation so that reporting obligations can be appropriately managed.

If a CCO is not yet established as a water organisation under the LGWSA, it will be subject to reporting requirements as set out in the LGA, including but not limited to:

- statements of intent (a draft statement of intent must be delivered to shareholders on or before 1 March in the year preceding the financial year to which the draft statement of intent relates, and the final statement of intent must be delivered before the commencement of that financial year);¹⁵
- half-yearly or quarterly reports (a half-yearly report must be delivered within 2 months after the end of the first half of the financial year; a quarterly report (if required by shareholders) must be delivered within 2 months after the end of the first half of each financial year);¹⁶ and
- annual reports and associated audit requirements (to be delivered within 3 months after the end of each financial year).¹⁷

However:

- An organisation that became a CCO in the last 6 months of a financial year is not required to prepare a statement of intent for that financial year.¹⁸
- Councils may, by resolution and after taking into account specified matters (including the costs and benefits), exempt a "small organisation" that is not a council-controlled trading organisation from being a CCO under the LGA.¹⁹ Councils must make their own decisions on the particular circumstances in respect of exemptions, but it may be that a company that has been incorporated in the expectation of becoming a water organisation but is not yet properly established as a water organisation may reasonably be considered a "small organisation" for which the costs of reporting as a CCO under the LGA outweigh the benefits. Any such exemption should be made by council prior to the end of the financial year if possible.
- Once a CCO is established as a water organisation, the LGWSA will automatically apply to it (and not the LGA). For the avoidance of doubt, councils may wish to revoke any exemption under the LGA.

In all cases where a water organisation is not yet providing water services transferred under a transfer agreement, the relevant council:

- remains the water services provider in its district;

¹⁵ LGA, Schedule 8, clause 1 and clause 3

¹⁶ LGA, s 66

¹⁷ LGA, s 67

¹⁸ LGA, s 64(8)

¹⁹ LGA, s 7

- is required to prepare and adopt a water services strategy by 30 June 2027;²⁰
- following adoption of the water services strategy, is required to prepare a water services annual report under the LGWSA to be adopted no later than 4 months after the end of the financial year to which it relates.²¹ If a council's first water services strategy comes into force on or before 31 December 2026, the council's first water services annual report must report on the period starting on the date on which the water services strategy comes into force and ending on 30 June 2027.²² If a council's first water services strategy comes into force on or after 1 January 2027 (it must be prepared and adopted no later than 30 June 2027) then the council's first water services annual report must report on the period starting on the date on which the water services strategy comes into force and ending on 30 June 2028. Until such time as a water services strategy comes into force (ie for FY 2026 and potentially FY 2027), council should continue to report on water services in its annual report under the LGA;²³
- may include its water services annual report in its annual report prepared and adopted under s 98 of the LGA.²⁴

When a CCO is deemed to be a water organisation under the LGWSA – transitional reporting requirements

When it came into force on 27 August 2025, the LGWSA deemed a CCO to be a water organisation if that CCO:²⁵

- was, immediately prior to 27 August 2025, providing water services or had been established for the purpose of providing water services; and
- intended to provide water services on and after 27 August 2025; and
- complied with the structural and other requirements of the LGWSA by 27 February 2026.

These provisions allowed a CCO providing water services as at 27 August 2025 to be a water organisation for a period of 6 months following that date, and then continue to be a water organisation if it met the applicable requirements for water organisations under the LGWSA within that 6-month period and the board adopted a document confirming that compliance. If any water organisation is currently subject to these deeming provisions (ie the board adopted a document confirming by end of February 2026), then :

- Clause 62 of Schedule 1AA of the LGA sets out transitional reporting requirements, including that:

²⁰ LGWSA, Schedule 1, clause 5(1)(a)

²¹ LGWSA, s245(1) and (2)

²² LGWSA, Schedule 1, clause 6(2)

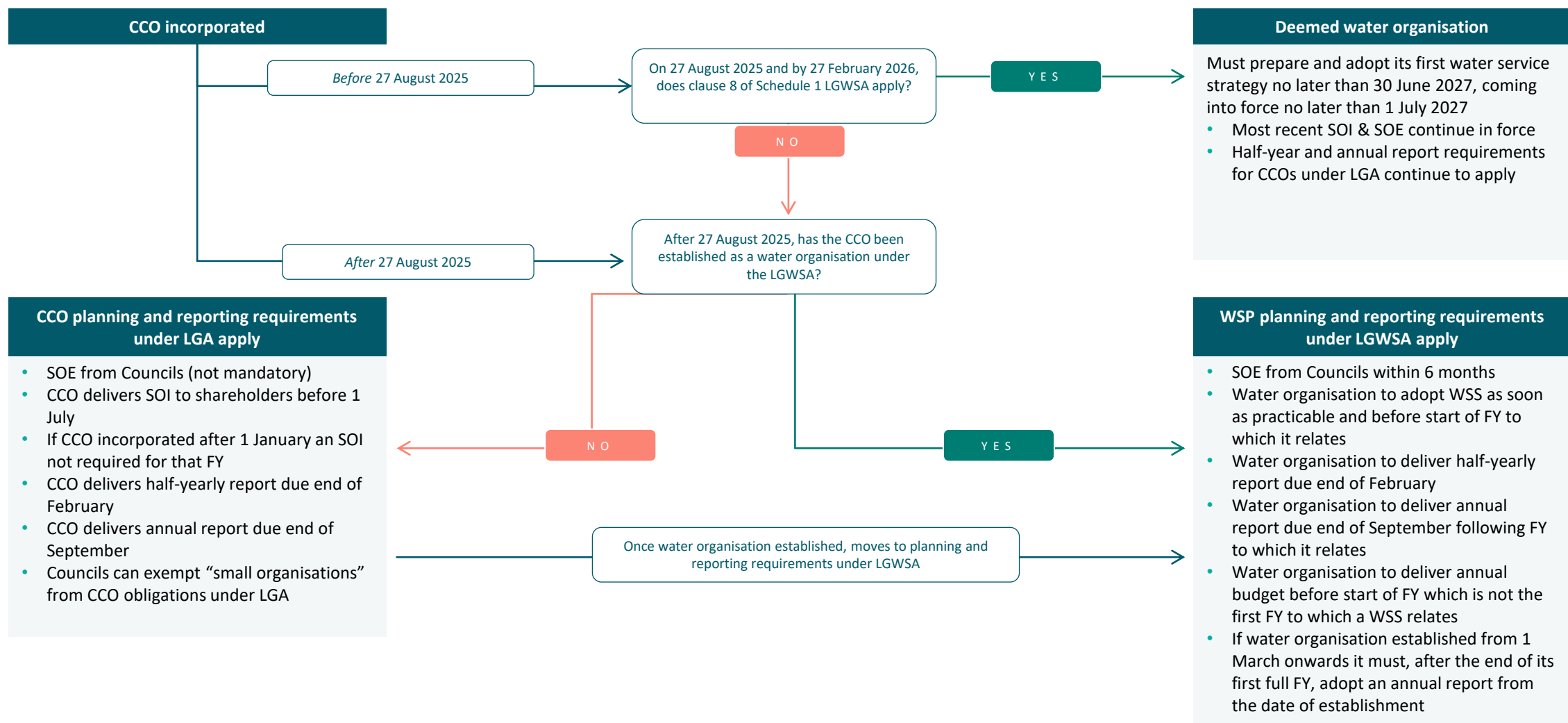
²³ LGWSA, Schedule 1, clause 6(3)

²⁴ LGWSA, s 245(4)

²⁵ LGWSA, s 4 and Schedule 1, clause 8

- the most recent statement of intent prepared under the LGA continues in force until the first water services strategy is adopted by the water organisation under the LGWSA;
 - a statement of expectations prepared under the LGA continues in force until the first statement of expectations under the LGWSA is provided to the water organisation; and
 - the requirements for half-yearly and annual reports under the LGA continue to apply until the first half-yearly and annual reports are adopted under LGWSA.
- The LGWSA sets out that:
 - if a water services strategy comes into force on or before 31 December 2026, the first water services annual report under the LGWSA must cover the period starting on the date the water services strategy comes into force and ending on 30 June 2027;²⁶ and
 - if a water services strategy comes into force on or after 1 January 2027, the first water services annual report under the LGWSA must cover the period starting on the date on which the water services strategy comes into force and ending on 30 June 2028.

²⁶ LGWSA, Schedule 1, clause 6(2)



Councils

Councils who are water services providers will report on water services in their annual reports under the LGA until the reporting obligations under the LGWSA apply. Note the specific requirements in clause 60 of Schedule 1AA of the LGA for the annual report for FY 2027. Once a water services strategy is in force, reporting on water services is done in the water service provider’s annual report under the LGWSA.

Report to:	Council
Date:	26 August 2026
Subject:	Economic Development Strategy
Prepared by:	D Hirst – Senior Advisor Strategy and Policy
Input sought from:	P Kearney – Senior Manager Corporate Services
Authorised by:	P Kearney – Senior Manager Corporate Services

1. SUMMARY

Following community engagement between March and April 2026, Council officers refined the draft Economic Development Strategy and developed two supporting documents: a Five-Year Action Plan (2026-2031) and an Implementation and Implications Statement. Feedback highlighted the need for clearer implementation, governance, and practical actions to support the strategy's long-term vision, which is reflected in these new documents and amendments to the draft strategy.

The revised strategy strengthens its focus on regenerative economic development, wellbeing, environmental stewardship, resilience, and economic diversification. It also clarifies that opportunities such as the Kaikōura Research and Education Centre (KREC), Wakatu Quay, the South Bay Harbour Development, and airport development are aspirational and subject to future feasibility, funding, and decision-making processes. A comprehensive Five-Year Action Plan has been added to support implementation and partnership activity.

While the strategic direction of the Economic Development Strategy remains largely unchanged, the addition of the Five-Year Action Plan, Implementation and Implications Statement, governance arrangements, and monitoring framework represents a significant refinement of the overall proposal. Although the strategy is a non-statutory framework that does not commit Council to future expenditure, project delivery, or implementation decisions, officers consider a Special Consultative Procedure appropriate given the significance of the strategy and the material changes made following earlier community engagement. It is therefore proposed that Council approve the strategy and supporting documents for public consultation under the *Local Government Act 2002*.

2. RECOMMENDATION

It is recommended that the Council approve the following actions:

- a) Receive the report.
- b) Approve the Statement of Proposal, Draft Economic Development Strategy, Draft Five-Year Action Plan (2026-2031), Draft Implementation and Implications Statement, and Public Notice for public consultation using a Special Consultative Procedure under section 83 of the *Local Government Act 2002*.
- c) Note that the Draft Five-Year Action Plan (2026-2031) and Draft Implementation and Implications Statement were developed in response to feedback received during the March-April 2026 engagement process and form part of the consultation material.
- d) Note that approval for consultation does not constitute approval of funding, project delivery, governance arrangements, or implementation of any initiatives identified within the consultation documents.
- e) Note that any future projects, programmes, funding commitments, or statutory processes arising from the Economic Development Strategy will be subject to separate Council consideration and decision-making processes.

3. BACKGROUND

KDC engaged in a one-month consultation period held between 2 March and 2 April 2026. The March–April engagement period was not undertaken as a Special Consultative Procedure. Rather, it was targeted feedback gathering intended to refine and strengthen the strategy prior to final adoption. Feedback was generally supportive of the strategy's overall direction, with a consistent theme being the need for clearer implementation and practical actions. In response, Council officers developed a

Five-Year Action Plan and Implementation and Implications Statement, which were not part of the original engagement materials and are now proposed for consultation alongside the strategy. Following a presentation to Council in April, where the result of the initial feedback session was discussed, officers undertook follow-up discussions with a range of submitters. Along with the initial submissions received, these one-on-one meetings with key submitters helped produce a superior document. The main changes in this version compared with that previously presented are as follows:

Theme	Key Change
Regenerative Economy Framework	The strategy now provides a more comprehensive explanation of what a regenerative economy means in the Kaikōura context, moving beyond high-level principles to describe an interconnected system involving housing, healthcare, education, food systems, energy, biodiversity, research and economic opportunity. The four pillars are more explicitly linked to regenerative principles.
Human Flourishing and Wellbeing	Economic development is more explicitly framed around human flourishing, wellbeing and long-term quality of life rather than economic growth alone.
Environmental Limits	Stronger environmental guardrails have been introduced, with economic diversification required to occur within environmental limits and ecosystem health recognised as a determinant of acceptable development. Biodiversity, marine ecosystems, dark skies and conservation values are recognised as foundational economic assets.
Healthcare and Aged Care	Healthcare, aged care and support services are now recognised as critical economic infrastructure that supports workforce attraction, retention, population stability and aging in place.
Youth Retention	Significantly stronger focus on youth retention through education pathways, a Youth Network including working in the field, leadership opportunities, workforce development, recreation facilities and social “third spaces”.
Age-Friendly Communities	Expanded focus on age-appropriate housing, accessibility, care workforce issues, age-friendly public spaces and supporting residents to age in place.
Research and Innovation	The proposed Marine Research Centre has been broadened into the Kaikōura Research and Education Centre (KREC), with an expanded focus on research, education, innovation, technology partnerships, applied science and youth development.
Knowledge Economy and Remote Work	Greater emphasis on remote work, digital industries, innovation, technology adoption, business capability uplift and knowledge-based employment opportunities.
Productive Economy	Expanded recognition of farming, fisheries, food production, value-added processing and productive sector collaboration through Enterprise Kaikōura.
Resilient Economy Pillar	The former “Energy and Resilient Infrastructure” pillar has been broadened and renamed “A Resilient Economy”, extending the focus from energy and infrastructure to economic adaptability, climate resilience, emergency preparedness and long-term community resilience.
Food Security and Local Production	Local food production is now explicitly recognised as an important component of resilience and emergency preparedness, strengthening the connection between regenerative development and community self-reliance.
Council Role Clarification	Council’s role is more clearly defined as enabling, coordinating, advocating and facilitating rather than directly delivering most economic development initiatives.
Anchor Projects	KREC, Wakatu Quay, South Bay Marine Precinct and the Airport are now presented as potential anchor projects rather than committed developments, with future progression dependent on feasibility, funding, environmental constraints, governance arrangements and future decisions.

Theme	Key Change
Governance and Delivery	Governance arrangements have been strengthened through clearer organisational roles and outline of Enterprise Kaikōura and expanded reporting requirements and implementation oversight mechanisms.
Monitoring and Adaptive Management	The strategy is now explicitly framed as a living document with stronger monitoring, review and adaptive management processes.
Five-Year Action Plan	A comprehensive five-year action plan has been introduced, identifying lead agencies, delivery partners, timeframes, resource requirements and implementation roles.

4. CONSULTATION AND TIMEFRAMES

A communications programme will be implemented to support the consultation process, including media releases, advertising, social media promotion, website content, and a mail drop. Key activities are outlined below:

- Advertisement submitted to the Kaikōura Star on 11 September 2026, with publication commencing on 18 September 2026, advising that consultation will begin on 21 September 2026.
- Facebook and dedicated website content published on 21 September 2026 as part of the initial public notice.
- Stands outside the museum and the library with posters informing people about the consultation.

Consultation Process

- Consultation period opens: 21 September 2026
- Consultation period closes: 26 October 2026

Decision-Making Process

- Hearing of submissions: 11 November 2026
- Preliminary report to Council: 18 November 2026
- Council consideration and approval: 25 November 2026.

5. FINANCIAL IMPLICATIONS AND RISKS

Financial implications

The consultation on the draft Economic Development Strategy to date has minimal direct financial implications and has been managed within existing operational budgets. Costs associated with the current phase relate primarily to:

- Website hosting and digital publication
- Communications and engagement activities, including social media promotion

Adoption of the strategy does not commit Council to any capital or operational expenditure. The strategy is a non-statutory, long-term framework that sets direction and priorities only.

Any initiatives or potential anchor projects identified in the strategy will be subject to separate feasibility work, business case development, funding assessments, and future Council decision-making processes, including consideration through Long-Term Plan and Annual Plan cycles where applicable. The proposed Five-Year Action Plan and accompanying Implementation and Implications Statement are intended to provide greater clarity on sequencing, roles, dependencies, and resourcing constraints, without creating unfunded mandates or delivery commitments.

Risks

Key risks associated with the current phase include:

- Misinterpretation that adoption of the strategy represents immediate funding commitments or project delivery decisions.
- Stakeholder or community fatigue associated with multiple engagement processes.
- Perception that feedback received during consultation will not materially influence the final strategy.

These risks will be mitigated through:

- Clear and consistent messaging that the strategy is a strategic framework rather than an implementation or funding approval document.
- Explicit articulation of Council's enabling role and the conditional nature of any future initiatives.
- Transparent reporting to Council and the community on how submissions have informed amendments to the strategy.
- The use of a Special Consultative Procedure to provide further opportunity for submitters to speak to their submissions and to test proposed refinements, including the Five-Year Action Plan, prior to final adoption.

Longer-term strategic risks identified through the strategy include housing availability and affordability, funding constraints, natural hazard exposure, workforce capacity and attraction challenges, and regulatory or planning bottlenecks. These risks are explicitly acknowledged in the strategy and form part of the rationale for a staged, adaptive, and partnership-led approach to economic development.

6. RELEVANT LEGISLATION

This paper seeks approval to engage in a Special Consultative Procedure under the *Local Government Act 2002*, although this is not a legal requirement. Officers consider a Special Consultative Procedure appropriate due to the long-term strategic significance of the Economic Development Strategy and because the strategy has been materially refined following earlier engagement through the addition of a Five-Year Action Plan, an Implementation and Implications Statement, strengthened governance arrangements, and a more detailed implementation framework.

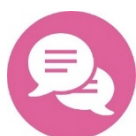
The strategy itself is a non-statutory framework. It does not amend the Long-Term Plan, District Plan, or any regulatory instrument. Where future actions require statutory processes (e.g. District Plan changes, infrastructure decisions, or significant asset investment), those will be undertaken separately in accordance with the relevant legislation.

7. COMMUNITY OUTCOMES SUPPORTED

The draft strategy supports multiple community outcomes, including:

- A resilient and diversified local economy.
- Affordable and appropriate housing for residents at all life stages.
- Environmental protection and biodiversity restoration.
- Renewable energy transition and climate resilience.
- Strong partnerships with mana whenua and regional stakeholders.
- Safe, connected, and liveable settlements with enhanced walking and cycling networks.

Through its four strategic priorities and long-term scenario planning framework, the strategy seeks to improve wellbeing across economic, social, cultural, and environmental domains.



Community

We communicate, engage and inform our community



Environment

We value and protect our environment

**Development**

We promote and support the development of our economy

**Future**

We work with our community and our partners to create a better place for future generations

Attachments

Attachment A: Economic Development Strategy Statement of Proposal

Attachment B: Draft Economic Development Strategy

Attachment C: Draft 5-year ED Strategy Action Plan

Attachment D: Draft Implementation and Implications Statement

Attachment E: Economic Development Strategy Public Notice



KAIKŌURA DISTRICT COUNCIL

STATEMENT OF PROPOSAL

ECONOMIC DEVELOPMENT STRATEGY AND 5-YEAR ACTION PLAN

This Statement of Proposal is prepared in accordance with the decision-making and consultation requirements of the Local Government Act 2002 ("LGA"), including sections 76–83.

1. Introduction

Kaikōura District Council ("Council") is consulting on a proposed Economic Development Strategy that sets a long-term vision for the district's economic future. The strategy seeks to support a resilient, diverse, and regenerative economy that strengthens community wellbeing, protects and enhances the natural environment, supports local businesses and employment, and creates opportunities for current and future generations. The strategy provides a framework to guide economic development decision-making, partnerships, advocacy, and investment over the coming decades.

The strategy is built around four interconnected priorities: Housing and Community Wellbeing; A Diverse, Year-Round Economy; A Resilient Economy; and Connected, Liveable and Environmentally Rich Places. Together, these priorities seek to support economic diversification, workforce attraction and retention, environmental stewardship, community resilience, and improved quality of life across the district.

Between March and April 2026, Council undertook community engagement on an earlier draft of the strategy. Feedback was generally supportive of the overall direction but identified a need for clearer implementation arrangements, governance, accountability, and practical actions to support delivery. In response, Council officers refined the strategy and prepared a supporting Five-Year Action Plan and an Implementation and Implications Statement to provide greater clarity around implementation responsibilities, monitoring, sequencing, and delivery pathways.

While the strategic direction remains broadly unchanged, the addition of the Five-Year Action Plan (with lead and supporting roles clarified), Implementation and Implications Statement, monitoring framework, and expanded implementation pathways constitute a significant refinement of the overall proposal. Council

therefore considers it appropriate to undertake a Special Consultative Procedure before making a final decision.

The purpose of this consultation is to seek feedback on the proposed Economic Development Strategy, supporting implementation documents, and the overall framework for achieving Kaikōura's long-term economic development aspirations.

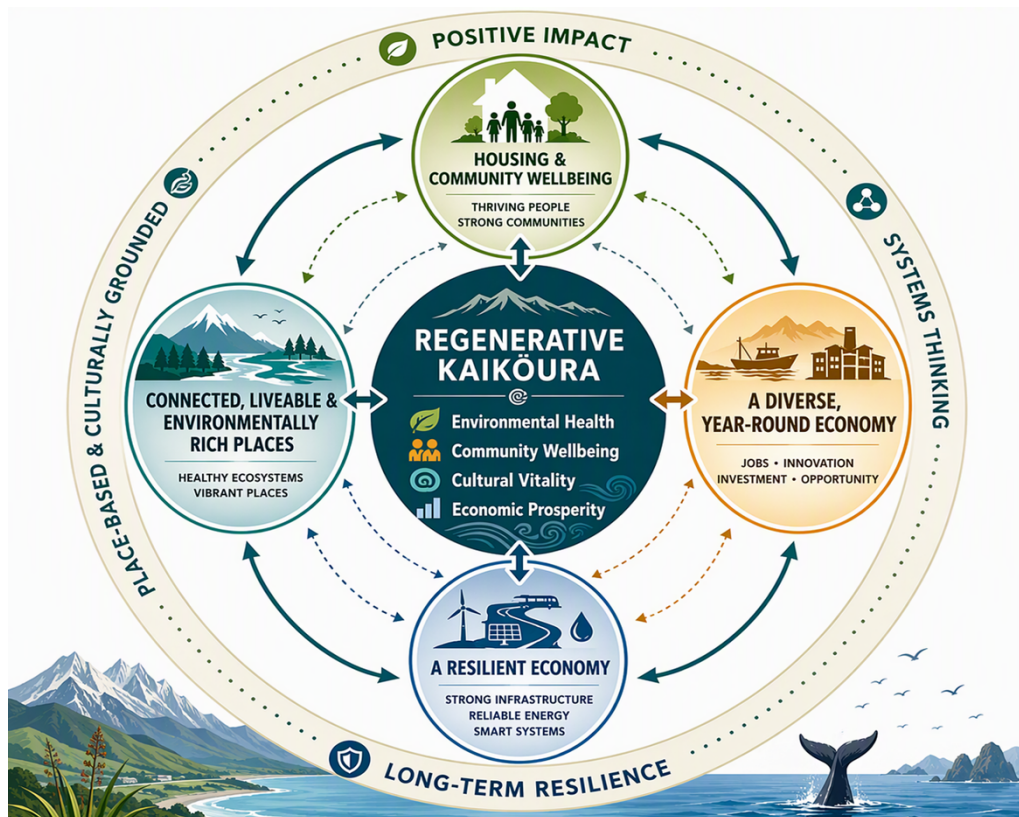
2. What Council is Proposing

Council is seeking feedback on:

- The Draft Economic Development Strategy.
- The Draft Five-Year Action Plan (2026-2031).
- The role Council and partner organisations should play in supporting economic development.

The strategy focuses on four long-term priorities:

1. Housing and Community Wellbeing - ensuring affordable and appropriate housing, healthcare access, and community wellbeing.
2. A Diverse, Year-Round Economy - reducing reliance on seasonal tourism and supporting research, innovation, remote work, primary industries and local enterprise.
3. A Resilient Economy - strengthening renewable energy, food resilience and climate adaptation.
4. Connected, Liveable and Environmentally Rich Places - enhancing walkability, biodiversity, public spaces and quality of life.



Council is not seeking approval for funding, construction, or delivery of any specific project. The strategy identifies a long-term vision, strategic priorities, implementation actions, and potential future opportunities only. Any future projects, business cases, funding decisions, land-use changes, infrastructure investments, or statutory approvals would be subject to separate feasibility assessments and future Council decision-making processes.

3. Background

KDC engaged in a one-month consultation period held between 2 March and 2 April 2026. The March–April engagement period was not undertaken as a Special Consultative Procedure. Rather, it was a feedback gathering phase intended to refine and strengthen the strategy prior to final adoption. Feedback was generally supportive of the strategy's overall direction, with a consistent theme being the need for clearer implementation and practical actions. In response, officers developed a Five-Year Action Plan and Implementation and Implications Statement, which were not part of the original engagement materials and are now proposed for consultation alongside the strategy.

Following a presentation to Council in April where the result of the initial feedback session was discussed, Council officers engaged in conversation with a range of submitters. Along with the initial submissions received, this process has helped produce a more refined and implementable strategy. The main changes compared with the version previously presented are as follows.

Changes after Initial Feedback

The revised Economic Development Strategy retains the original long-term vision for Kaikōura but significantly strengthens the document's clarity, strategic logic and implementation framework. The overall direction remains focused on regenerative development, economic diversification, environmental stewardship and community wellbeing; however, the revised version provides a more comprehensive explanation of how these aspirations overlap and can be translated into practical action.

A key change is the expansion of the regenerative economy framework. Regeneration is no longer presented solely as a set of guiding principles but as the central organising framework for decision-making across housing, healthcare, education, food systems, energy, environmental management, research and economic development. The revised strategy provides a clearer explanation of what a regenerative economy means in the Kaikōura context and explicitly links each of the four strategic pillars back to regenerative principles such as positive outcomes for people and nature, systems thinking, place-based development and long-term resilience.

The strategy also places much stronger emphasis on community wellbeing as an economic outcome. Healthcare and aged care are now recognised as critical economic infrastructure that supports workforce attraction and retention, allows residents to age in place and contributes to long-term community resilience. Additional emphasis has been given to age-friendly communities, age-appropriate housing, accessibility and supporting an aging population. Youth retention has also emerged as a stronger priority, with new focus on education pathways, leadership opportunities, youth networks, recreation spaces, creative and social "third spaces", and workforce development initiatives.

Environmental considerations have been strengthened throughout the strategy. The revised document explicitly states that economic diversification must occur within environmental limits and recognises biodiversity, marine ecosystems, conservation values and natural capital as foundational economic assets. Environmental restoration, conservation activity and ecosystem health are increasingly presented as economic enablers that support employment, research opportunities and Kaikōura's long-term competitive advantage.

The economic development focus has broadened considerably beyond tourism. While tourism remains important, the revised strategy places greater emphasis on research, education, innovation, technology adoption, remote work and knowledge-based industries. The original Marine Research Centre concept has evolved into the proposed Kaikōura Research and Education Centre (KREC), a broader institution intended to support research partnerships, innovation, education pathways, applied science and youth development. Greater recognition has also been given to the productive economy, including farming, fisheries, food production, value-added processing and industry collaboration.

One of the most significant structural changes is the replacement of the former "Energy and Resilient Infrastructure" pillar with a broader "Resilient Economy" pillar. This change expands the concept of resilience beyond infrastructure and energy systems to include economic adaptability, climate resilience, emergency preparedness and local food security. The strategy now recognises plentiful local food production as an important component of community resilience and the district's ability to respond to future disruptions.

The revised strategy also adopts a more cautious and realistic approach to major projects. The Kaikōura Research and Education Centre, Wakatu Quay, South Bay Harbour Development and Airport are now presented more clearly as potential anchor projects rather than committed developments. Their future progression is explicitly linked to feasibility, funding, environmental constraints, governance arrangements, community support and future Council decisions.

Governance, delivery and implementation arrangements have been significantly strengthened. The revised strategy more clearly defines the roles of Council, Enterprise Kaikōura, Destination Kaikōura and other partners, while positioning Council primarily as an enabler, coordinator and advocate rather than the direct delivery agency for most projects.

Finally, the introduction of a detailed five-year action plan represents a major improvement in implementation readiness. The action plan:

- Identifies priority actions for the period 2026-2031.
- Identifies lead organisations and delivery partners.
- Provides indicative timeframes and sequencing.
- Clarifies implementation roles and responsibilities.
- Supports monitoring and reporting of progress.
- Does not create funding commitments or approve specific projects.
- Will be reviewed and updated over time to reflect changing priorities, opportunities, and Council decisions.

Overall, the revised strategy does not fundamentally change Kaikōura's proposed long-term direction from that presented in the original version of the strategy presented to the public. Rather, it strengthens the strategy by providing clearer definitions, stronger environmental guardrails, greater emphasis on health, youth and resilience, broader economic diversification pathways, and a more robust implementation framework.

4. Options Considered

In accordance with sections 76 to 81 of the *Local Government Act 2002*, Council considered a range of reasonably practicable options for advancing economic development in Kaikōura. Feedback received through community engagement helped refine these options and further develop the preferred approach.

Option 1: Continue with Existing Approaches

Under this option, Council would continue to rely on existing plans, strategies, and organisational work programmes without adopting a dedicated Economic Development Strategy.

Advantages

- No additional implementation or governance arrangements required.
- Lowest short-term cost and resource commitment.
- Allows organisations to continue operating independently within their existing mandates.

Disadvantages

- Limited coordination across economic development activities.
- Reduced ability to align housing, workforce, tourism, infrastructure, environmental, and economic priorities.
- Fewer opportunities to leverage partnerships and attract external investment.
- Does not provide a long-term vision for responding to demographic, economic, and environmental challenges.

Council considers this option unlikely to achieve the level of economic diversification, resilience, and long-term community wellbeing sought by the community.

Option 2: Focus Primarily on Tourism Growth

Under this option, economic development efforts would focus principally on increasing visitor numbers and tourism-related activity.

Advantages

- Builds on Kaikōura's strongest existing industry.
- Utilises established infrastructure, expertise, and market recognition.
- Potentially generates increased visitor expenditure in the short term.

Disadvantages

- Increases reliance on a single sector.
- Does not adequately address seasonality risks.
- Provides fewer opportunities for young people and skilled workers seeking non-tourism careers.
- Risks increasing pressure on housing, infrastructure, and environmental assets.
- May reduce economic resilience during future disruptions.

While tourism will remain an important part of Kaikōura's future economy, feedback consistently highlighted the need for broader economic opportunities and greater resilience beyond tourism alone.

Option 3: Regenerative Diversification with a Long-Term Strategy and Five-Year Action Plan (Preferred Option)

Under this option, Council adopts the Economic Development Strategy and accompanying Five-Year Action Plan.

The strategy seeks to diversify the economy while protecting and enhancing the environmental and cultural values that underpin Kaikōura's success. It promotes a balanced approach focused on housing, community wellbeing, economic diversification, resilience, environmental stewardship, research, education, and improved coordination between organisations. The accompanying action plan provides a practical implementation pathway, identifying priority actions, lead organisations, partnerships, and sequencing over the first five years.

Advantages

- Creates a clear long-term direction for economic development.
- Reduces reliance on a single industry.
- Better aligns economic, environmental, social, and cultural outcomes.
- Supports housing, workforce attraction, youth retention, aging well, and community wellbeing.
- Strengthens coordination between Council, Enterprise Kaikōura, Destination Kaikōura, iwi, businesses, and other partners.
- Provides an implementation framework through the Five-Year Action Plan.
- Enhances resilience to future economic, environmental, and demographic challenges.

Disadvantages

- Requires ongoing coordination and commitment from multiple partners.
- Some outcomes may take time to realise.
- Many initiatives remain dependent on future funding, feasibility assessments, and partner participation.

Proposed Approach

Council's proposed approach is Option 3.

Feedback from the initial engagement process demonstrated broad support for the strategy's overall direction while highlighting the need for clearer implementation, governance, accountability, and practical actions. The revised strategy responds to that feedback by strengthening the regenerative development framework, broadening economic diversification opportunities, reinforcing environmental safeguards, clarifying the role of Council and partner organisations, and introducing a Five-Year Action Plan to support delivery. Together, these changes provide the most balanced and sustainable pathway for achieving Kaikōura's long-term economic development aspirations

5. Consultation Process

This proposal is being consulted on in accordance with section 83 of the *Local Government Act 2002*.

The consultation period is proposed to run for one month, followed by hearings and deliberations before final Council adoption. The proposed dates for the next steps are as follows.

A communications programme will be implemented to support the consultation process, including media releases, advertising, social media promotion, website content, and a mail drop. Key activities are outlined below:

- Advertisement submitted to the Kaikōura Star on 11 September 2026, with publication commencing on 18 September 2026, advising that consultation will begin on 21 September 2026.
- Mediaworks radio campaign to go live on 18 September.
- Facebook advertising and dedicated website content published on 21 September 2026 as part of the initial public notice.
- Two stands outside the Council offices and the library with posters informing people about the consultation.

Consultation Process

- Consultation period opens: 21 September 2026
- Consultation period closes: 26 October 2026

Decision-Making Process

- Hearing of submissions: 11 November 2026
- Preliminary report to Council: 18 November 2026
- Council consideration and approval: 25 November 2026.



Kaikōura 2075

A Community-Driven Economic Development Strategy



“ Regenerative, resilient, year-round future”

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EXECUTIVE SUMMARY

This strategy sets out a long-term vision for Kaikōura to 2075, while focusing its practical implementation on a sequenced five-year action plan covering the period 2026–2031. The strategy is inherently visionary, while the attached Action Plan identifies priority actions, early investment signals, and delivery partners for the initial phase of implementation, with subsequent phases refreshed through Council planning and Long-Term Plan processes.

Kaikōura's next 50 years present both significant challenges and extraordinary opportunities. Shaped by its mountains-to-sea environment, rich marine ecosystems, strong cultural identity, and globally recognised tourism offering, the district is well positioned to lead in regenerative economic development while Kaikōura has the potential to become the world's best small town.

The Kaikōura Economic Development Strategy (Vision to 2075, with the attached Action Plan 2026–2031) brings together Te Rūnanga o Kaikōura Environmental Management Plan, the Destination Kaikōura's Destination Management Plan, the Kaikōura Spatial Plan, the Walking and Riding Strategy, the Long-Term Plan, and relevant national and regional frameworks into a single, long-term roadmap. It aligns with the Plan for Canterbury (2023–2025), developed through the Mayoral Forum, which focuses on three regional priorities: • sustainable environmental management (land, air, water, and ecosystems) • shared prosperity (economic strength, emerging sectors, workforce retention and development, transport network improvements, and a strategic approach to housing) • climate change mitigation and adaptation (emissions reduction, climate planning, infrastructure resilience, and community preparedness).

This Economic Development Strategy also supports the National Infrastructure Plan by aligning growth with infrastructure capacity, prioritising resilience, housing, health, transport and renewable energy investment, and promoting integrated spatial planning. Both documents recognise that long-term prosperity depends on well-maintained infrastructure, climate resilience, coordinated investment decisions, and building communities that are productive, connected and able to thrive across generations.

Economic development in Kaikōura is ultimately about enabling human flourishing. It is the process of improving the prosperity, productivity, resilience, and wellbeing of a community. In Kaikōura, this means creating quality jobs, supporting local businesses, enabling housing and infrastructure, improving community wellbeing, and protecting the environmental and cultural assets that underpin our long-term success. This strategy recognises that prosperity is not

measured solely by economic indicators, but by the extent to which people, whānau, and communities can live meaningful, connected, and healthy lives. By grounding our decisions in regenerative principles and long-term wellbeing, we commit to creating an environment where current and future generations can thrive.

In this strategy, regenerative means creating economic, social, cultural, and environmental outcomes that leave Kaikōura stronger over time. Rather than simply sustaining what exists today, we seek to improve the health of our ecosystems, communities, and economy for future generations.

Access to local healthcare and care services is recognised as critical enabling infrastructure for Kaikōura's long-term economic resilience. The availability of primary healthcare, aged care, and support services underpins workforce attraction and retention, enables residents to age in place, supports population stability, and reduces pressure on families and employers. While service delivery and funding sit primarily with Te Whatu Ora and providers, this strategy recognises healthcare as a foundational condition that must be enabled through aligned planning, housing, transport, and workforce pathways.

It builds directly on the community-centred foundations of *Reimagine Kaikōura*, recognising the interdependence between the economy, the environment and social wellbeing, and a shared commitment to diversification, higher-value and year-round economic activity, with Kaikōura's distinctive natural and cultural assets as the basis for long-term prosperity. This foundation is extended through a clear, long-term framework that moves beyond post-earthquake recovery toward sustained, regenerative development, broadening the focus from tourism to a more diverse "mountains-to-sea" economy, strengthening links to workforce, housing, infrastructure and energy resilience, and setting clearer priorities, sequencing and measures of success to guide economic decision-making.

This strategy aligns Kaikōura's local priorities with regional directions while remaining firmly grounded in community voice and local needs. It is anchored in partnership with mana whenua and depends on strong alignment across iwi, Council, community, government, business and international partners, and has been shaped through extensive local engagement, including approximately 100 face-to-face conversations with community stakeholders supported by survey feedback. Together, these inputs have been distilled into a coherent, future-focused vision for the district.

While tourism remains a critical economic strength, analysis undertaken for this strategy indicates that Kaikōura's long-term prosperity is increasingly constrained by housing availability, workforce attraction and retention, demographic aging,

infrastructure resilience, and limited economic diversity. These challenges are interconnected. Housing constraints make it harder to attract workers, workforce shortages constrain business growth and service provision, and a narrow economic base increases vulnerability to external shocks. The four strategic pillars in this strategy are therefore designed to address these underlying constraints by supporting a more diverse year-round economy, improving housing and community wellbeing, strengthening resilience, and enhancing the quality and liveability of place.

Community aspirations are clear. Kaikōura seeks to protect and enhance its environment as a core responsibility and source of pride, while strengthening a connected community where volunteering, marae, churches, schools and clubs are highly valued and accessible. Tourism is envisioned as quality-focused rather than volume-driven, leveraging natural assets while avoiding over-development and encouraging longer stays and higher-value visitation. The community also expressed a desire for more diversified employment options, and affordable and available housing. In essence, the community wants to become a district that is open year-round and has a range of employment options outside of tourism that allows youth to stay, families to grow, and communities to flourish. This must all be done while respecting and protecting nature.

The community also emphasised the importance of visible pathways for young people to remain in Kaikōura. Youth retention depends not only on jobs and housing, but on access to education pathways, creative and social “third spaces”, safe and connected public places, and opportunities to build confidence, leadership, and belonging. These social and place-based investments are recognised as economic enablers, supporting long-term workforce development, innovation, and resilience.

Looking ahead, the district aims to invest in its people through stronger education pathways, local career opportunities, and initiatives that retain young people and build a skilled, future-ready workforce. Priorities also include secure and affordable housing for residents and workers, and a more enabling, practical regulatory culture that balances growth with affordability. This approach strengthens community cohesion while supporting sustainable growth, ensuring that local opportunities in employment and housing are in place to attract and retain people.

The community also highlighted the importance of enabling residents to age well in place. With more than a quarter of the population aged over 65, Kaikōura’s economic development pathway must support accessible housing, local healthcare and care-sector employment, age-friendly public spaces, transport options, and community connection. Aging well is therefore both a social and economic

priority, contributing to workforce stability, local employment, reduced health costs, and stronger intergenerational communities.

Economic diversification is central to Kaikōura's long-term success. This strategy supports the development of year-round employment beyond seasonal hospitality, particularly in food processing, manufacturing, technology, agritech, research, conferences, outdoor recreation, and retreats. This will be supported by improvements in local amenities, health services, recreation facilities, and enhanced waterfront infrastructure.

A skilled and capable workforce is fundamental to all four strategic priorities. Housing, education, healthcare, business development, and economic diversification all depend on attracting, retaining and developing people. Workforce development is therefore treated as a cross-cutting theme across the entire strategy rather than a standalone programme area.

Together, these priorities reflect a shared commitment to the flourishing of our community and environment across generations: addressing housing and workforce pressures, reducing the impacts of seasonality, having energy and food sources that can provide for the district in the face of natural disasters or national constraints, strengthening decision-making, and ensuring the cost of living and doing business remains fair and sustainable. In support of these priorities, KDC will work as a trusted, enabling partner for the community and investors through streamlined processes, efficient service delivery, and a strong focus on customer experience.

At the end of this document, we present three scenarios outlining how Kaikōura could evolve following the implementation of this strategy. These include a managed growth (Scenario A), status-quo (Scenario B), and transformational growth (Scenario C), with the managed growth pathway outlined in the greatest detail. Together, these scenarios provide a structured way to understand the potential scale and pace of change, the implications for infrastructure, housing, employment, and the environment, and the trade-offs involved in different development pathways, ensuring decision-makers and the community are equipped to make informed, future-focused choices.

The strategy identifies four potential anchor projects that may support Kaikōura's long-term economic transition: the Kaikōura Research and Education Centre (KREC), Wakatu Quay, the South Bay Harbour Development, and the Airport. These are not delivery commitments. Whether, when, and how any anchor project progresses will depend on feasibility, funding availability, environmental considerations, partner commitment, and elected-member decisions over time.

What This Strategy Does Not Do

This strategy does not commit Council to delivering projects directly, does not replace statutory planning processes, and does not guarantee funding. Initiatives are contingent on feasibility, partner investment, regulatory approval, and community support. Council's role is to enable, coordinate, and de-risk development where it aligns with agreed outcomes.

For more information on this document's scope, refer to the supporting *Implementation and Implications Statement*.

BACKGROUND

Kaikōura has increasingly evolved into a visitor-focused economy, with tourism widely perceived as the primary driver of economic activity and future growth. The population growth and unoccupied dwelling statistics in Table 1 below paint a clear picture of housing development catering primarily to visitors, alongside slow local population growth. While COVID-19 may have contributed to weaker population growth between 2018 and 2023 due to the associated economic downturn, the population declined by 0.2% year-on-year in 2025, despite a broader recovery from the impacts of COVID-19 lockdowns and travel restrictions.

Visitor accommodation now accounts for roughly one-third of the housing stock, shaping both the local property market and the availability of long-term rental and ownership options for residents. While tourism has delivered significant benefits, it has also contributed to challenges around housing access, affordability, workforce stability, and seasonal economic fluctuations.

At the same time, Kaikōura's demographic profile is shifting. The district has an aging population yet does not currently have the range or volume of appropriate housing options, such as accessible, smaller, or supported living arrangements needed to enable older residents to age in place with dignity, security, and connection to community. Linked to this constraint, is that the population and supporting eco-system of services does not lend itself to attracting and retaining the required skill sets to employ elderly care staff.

This strategy recognises these realities and aims to chart a path toward a more balanced, regenerative future; one that maintains the benefits of tourism while broadening the economic base, improving liveability, and supporting a thriving permanent community.

Kaikōura's gentle climate, dramatic natural landscapes, rich marine environment, and unique biodiversity provide a foundation for a more diverse and resilient economy that extends beyond traditional tourism. The district is a highly desirable place to live, offering lifestyle advantages that many people seek. However, attracting and retaining permanent residents will require stronger year-round employment opportunities, modern infrastructure that is convenient and accessible to all, and housing options that support different stages of life.

These opportunities and challenges sit within the context of a small but steadily growing local economy. Recent economic data shows a district that has achieved moderate GDP and employment growth, supported by a diverse base of small businesses and a significant tourism workforce. The following snapshot

summarises Kaikōura’s current economic profile and provides the foundation for understanding where targeted intervention and strategic focus can have the greatest impact.

Table 1: Kaikōura District – Economic Development Indicators

Indicator	Latest Value (Kaikōura)	Year / Status	Source
GDP (total)	\$239 million	2024	Infometrics REP
GDP growth	+2.1%	Year to March 2024	Infometrics REP
GDP per capita	\$43,277	Latest available	MBIE Webrear
Employment – filled jobs	~ 2,050 jobs	2024	Infometrics REP
Employment growth	+1.8%	Year to March 2024	Infometrics REP
Productivity per filled job	\$116,500	Year to March 2024	Infometrics REP
Number of businesses	~ 789 business units	2024	Stats NZ Business Demography
Highly skilled jobs (proportion)	~ 35–40% (NZ avg 38.5%: District level data is not available, so this is a NZ average proxy)	2024 (national proxy)	Infometrics / Stats NZ
Average household income	\$83,500 (latest published: no later data is available)	2019	MBIE Webrear
Tourism jobs	~ 330 jobs (~16% of all employment directly; ~ 32.5% indirectly)	2024	Infometrics REP
Direct Tourism GDP	~ 35-40%	2024	Infometrics REP
Non- Direct Tourism GDP	~ 65-60%	2024	Infometrics REP
Population (Census)	4,215	2023	Stats NZ
Population growth	+7.7% since 2018 Census; roughly 21% population growth since 2000	2023	Stats NZ

Population growth (last 12 months)	-0.2%	2025	MBIE Webrear
Over 65 % of the population	26.8% National average (16.6%)	2023	Stats NZ
Dwelling Growth	+10% since 2018 Census	2023	Stats NZ
Dwelling Growth (last 12 months)	+0.3%	2024	Infometrics REP
Number of Dwellings	2319	2023	Kainga Ora Housing overview
Unoccupied dwellings	744 (32.1%) National average (10.5%)	2023	Kainga Ora Housing overview
Māori employment	Not available at district level	—	MBIE / Stats NZ
Pacific peoples employment	Not available at district level	—	MBIE / Stats NZ
Unemployment rate	~ 4.6% (Canterbury proxy as no district data is available)	June 2024	Stats NZ Labour Market
Crime rate	No official per-100k figure; low reported crime	2024	NZ Police Data

Notes:

Direct tourism roles are jobs in businesses whose primary purpose is to serve visitors and provide tourism experiences, and where employment levels closely track visitor demand. In Kaikōura, these roles include staff employed by accommodation providers (such as hotels, motels, holiday parks, and backpackers), tour and activity operators (including marine wildlife tours, eco-tour guides, and adventure operators), and visitor-focused food and beverage services, as well as tourism-specific transport such as charters and shuttles.

Indirect tourism jobs exist in non-tourism industries but are supported by tourism demand through supply chains or visitor presence. These jobs do not primarily serve visitors but rely on tourism-driven businesses or spending. Job share (16%) is much lower than GDP share (35–40%) which implies high tourism value-add.

Kaikōura's GDP per capita is estimated by MBIE using Infometrics regional modelling from Stats NZ and other national data sources and does not necessarily equal total GDP divided by Census population due to differences in data sources, population estimates, and reference years.



VISION & GUIDING PRINCIPLES

REGENERATIVE DEVELOPMENT

Building a thriving Kaikōura for generations

Regenerative development seeks to leave places better than we found them by restoring and enhancing environmental, social, cultural, and economic wellbeing over time.

In Kaikōura, our prosperity is rooted in the health of our natural systems and the strength of our community.

THE PRINCIPLES OF REGENERATIVE DEVELOPMENT



POSITIVE IMPACT

Creating net benefits for nature and people.



SYSTEMS THINKING

Recognising that environmental, social, cultural, and economic outcomes are interconnected.



PLACE-BASED & COMMUNITY-LED

Building on local ecology, culture, history, and indigenous knowledge.



LONG-TERM RESILIENCE

Strengthening the capacity of communities and ecosystems to adapt to future challenges and opportunities.

KAIKŌURA'S NATURAL ASSETS – THE FOUNDATION OF OUR PROSPERITY



Marine environment & Kaikōura Canyon

Supporting tourism, fisheries and biodiversity.



Biodiversity & seabird populations

Unique species and habitats to protect and enhance.



Conservation estate & outdoor recreation

Walking, cycling and wild places that support wellbeing and visitation.



International Dark Sky Sanctuary

A globally significant attraction for visitors and supporting scientific research.



Healthy ecosystems, strong economy

Environmental health drives economic opportunity and community wellbeing.



These are not constraints on development – they are our greatest assets.

By protecting and enhancing them, we create lasting value for current and future generations.

CONSERVATION AS AN INVESTMENT

Biodiversity restoration, predator control, habitat enhancement and ecosystem monitoring improve environmental health and deliver benefits across our community.



EMPLOYMENT & SKILLS



LOCAL KNOWLEDGE & CAPACITY



RESEARCH & INNOVATION

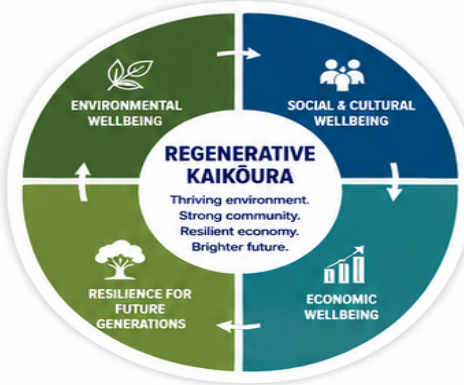


STRONGER REPUTATION



BETTER OUTCOMES FOR NATURE & PEOPLE

Conservation creates jobs, builds skills, supports science and strengthens Kaikōura's reputation as a world-leading nature-based destination.



A CENTRE FOR RESEARCH, EDUCATION & INNOVATION

The convergence of the Seaward Kaikōura Ranges, coastline and Kaikōura Canyon creates an exceptional natural laboratory.



PLACE-BASED RESEARCH

Deepening our understanding of natural systems.



EVIDENCE-BASED MANAGEMENT

Informing better decisions for our resources.



EDUCATION & TRAINING

Building local skills and inspiring future leaders.



INVESTMENT & SKILLED JOBS

Attracting opportunities that strengthen our economy.



ECONOMIC OPPORTUNITY

The Canyon underpins tourism and commercial & recreational fisheries.



CLEAN ENERGY. LOCAL ADVANTAGE.

High sunshine hours and a favourable climate create opportunities for rooftop and community-scale solar.

Benefits include:

- Energy resilience
- Emissions reduction
- Local jobs & investment
- Lower energy costs



MEASURING WHAT MATTERS

Success is measured by more than growth in visitor numbers or population.

We focus on improving:

- ✓ Ecosystem health
- ✓ Community wellbeing
- ✓ Productivity
- ✓ Value per resident and visitor

For a more diverse, resilient economy that delivers greater benefits with less pressure on our environment.



LOCAL FOOD. LOCAL PROSPERITY.

Our growers, food producers and community food initiatives:

- Support local employment
- Strengthen food resilience
- Reduce transport impacts
- Keep value in our community
- Reconnect people with the land

Good for our community.
Good for our environment.
Good for Kaikōura.



THRIVING COMMUNITIES

People are at the heart of regenerative development.

Access to housing, healthcare, education, energy, food, recreation and community facilities all contribute to a healthy, resilient district.

Strong communities create the foundation for long-term prosperity.



CONNECTED SYSTEMS. BETTER FUTURES.

By viewing environmental, social, cultural and economic outcomes as parts of a connected system, Kaikōura can build an economy that supports both human flourishing and ecological wellbeing.

A great place to live, work, visit and invest in – for generations to come.



REGENERATIVE KAIKŌURA – LEAVING A LEGACY OF THRIVING NATURE AND COMMUNITIES



Ngāi Tahu values



Kaitiaki (Guardianship)



Whanaungatanga (Connection)



Mauri (Life force)



Manaakitanga (Care & respect)

What follows is our strategic vision for the next 50 years, looking beyond 2075. It is grounded in the philosophy of regenerative development. While unexpected events will occur and new challenges will require adaptive, real-time responses, this strategy provides a stable foundation for decision-making. It ensures we continue moving forward with purpose, guided by a clear and community-driven vision.

At its heart, this strategy is designed to create the conditions for human flourishing in Kaikōura, ensuring that every person, whānau, and community has the opportunity to live well, participate fully, and thrive across generations.

Regenerative Development

Regenerative development is an approach that seeks to leave places better than they were found by actively restoring and enhancing environmental, social, cultural, and economic wellbeing over time. Rather than simply sustaining current conditions, it aims to improve the health and resilience of ecosystems and communities so that future generations are better positioned to thrive. The key principles of regenerative development are:

- *Positive impact*: creating net benefits for nature and people.
- *Systems thinking*: recognising that environmental, social, cultural, and economic outcomes are interconnected.
- *Place-based and community-led*: building on local ecology, culture, history, and indigenous knowledge.
- *Long-term resilience*: strengthening the capacity of communities and ecosystems to adapt to future challenges and opportunities.

In Kaikōura, regenerative development means recognising that our economy depends on the health of the natural systems that support it. The district's marine environment, biodiversity, seabird populations, conservation estate, International Dark Sky Sanctuary status, and extensive walking and cycling opportunities are not constraints on development; they are the assets that underpin our prosperity and quality of life. By protecting and enhancing these assets, Kaikōura can create lasting environmental, social, cultural, and economic value.

This approach also recognises conservation as an investment in the district's future. Activities such as biodiversity restoration, predator control, habitat enhancement, and ecosystem monitoring not only improve environmental health but also generate employment, build local skills and knowledge, support scientific research, and strengthen Kaikōura's reputation as a world-leading nature-based destination. Conservation therefore delivers benefits across multiple dimensions of community wellbeing.

Kaikōura is also uniquely positioned as a centre for research, education, and innovation. The convergence of the Seaward Kaikōura Ranges, coastline, and Kaikōura Canyon creates an exceptional concentration of geological, marine, and terrestrial environments within a relatively small area. This provides opportunities for place-based research that contributes to a deeper understanding of natural systems, supports evidence-based resource management, attracts investment and skilled employment, and strengthens the resilience of both ecosystems and communities. The Kaikōura Canyon itself underpins much of the district's tourism offering and commercial and recreational fisheries, demonstrating the close relationship between environmental health and economic opportunity.

In addition to its globally significant natural environment, Kaikōura's high sunshine hours and favourable climate create opportunities for distributed renewable energy generation, particularly rooftop and community-scale solar. This natural advantage supports energy resilience, emissions reduction, and local economic development while aligning with the district's regenerative aspirations.

Under a regenerative model, economic success is measured not only by growth in visitor numbers or population, but by improvements in ecosystem health, community wellbeing, productivity, and the value generated per resident and visitor. The objective is to create a more diverse and resilient economy that delivers greater benefits while reducing pressure on the natural environment.

The district's local network of growers, food producers, and community food initiatives is an important part of Kaikōura's regenerative economy. These enterprises support local employment, strengthen food resilience, reduce transport-related environmental impacts, and keep economic value circulating within the community. By encouraging local production and consumption, they help reconnect people with the land and reinforce the relationship between environmental stewardship, community wellbeing, and economic prosperity.

Regenerative development extends beyond conservation and environmental restoration. It recognises that thriving communities are essential to long-term prosperity. Access to housing, healthcare, education, energy, food, recreation, and community facilities all contribute to a healthy and resilient district. By viewing these outcomes as parts of a connected system, rather than separate issues, Kaikōura can build an economy that supports both human flourishing and ecological wellbeing, ensuring the district remains a great place to live, work, visit, and invest in for generations to come.



Māori Principles

Ki Uta Ki Tai (from the mountains to the sea) recognises that Kaikōura's environment functions as one interconnected system, where the health of the whenua, awa, coast, moana, and communities are inseparable. This strategy adopts a Ki Uta Ki Tai approach to economic development, ensuring that economic decisions are considered in terms of their impacts across the entire mountain-to-sea environment. Under this framework, environmental health is not viewed as a constraint on development, but as the productive asset that underpins long-term prosperity, resilience, and wellbeing. By protecting and enhancing the natural systems that sustain Kaikōura, we create the conditions for enduring economic opportunity, thriving communities, and intergenerational prosperity.

Moreover, the following principles provide the cultural and values-based foundation that guides how Kaikōura pursues regenerative development, economic prosperity, and community wellbeing.

- **Kaitiakitanga:** guardianship of natural systems
- **Manaakitanga:** community wellbeing and hospitality
- **Whanaungatanga:** social connection

- **Kotahitanga:** unified leadership

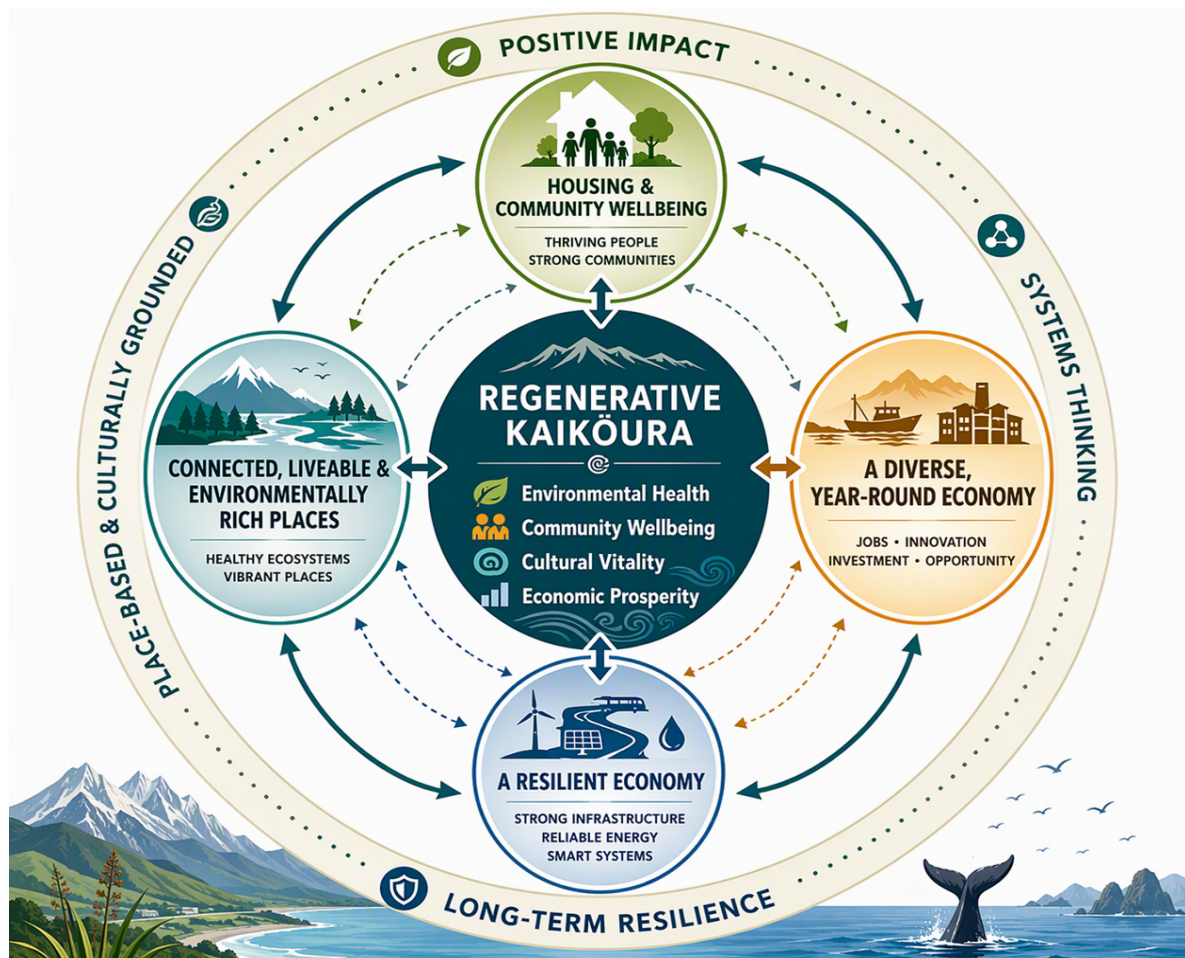
Kaikōura's brand narrative

This narrative is intended to inform external communications, investment attraction, and visitor positioning. It does not replace the strategic priorities and should not be treated as a delivery framework.

The brand narrative will centre on the following themes:

- **Regeneration** — place-based, grounded in our natural environment, with a focus on positive outcomes for people and nature.
- **Adventure** — marine wildlife, mountains, trails, surf, sky.
- **Māori Culture** — whakapapa, pūrākau, tikanga.
- **Research & Innovation** — marine science, conservation, climate adaptation.
- **Connected Communities** — active transport, digital capability, village-scale living.

STRATEGIC PRIORITIES



Pillar 1: Housing and Community Wellbeing

Ensuring Kaikōura has affordable, resilient, diverse, and accessible homes (including papakāinga and age-appropriate housing), so that residents can live well, age in place, and remain connected to their community while maximising ‘enjoyment’ and utility from the environment and district services. This pillar aligns with our regenerative definition’s focus on net-positive outcomes for our people, and systems thinking as it acknowledges that for our economy to thrive, we need an affordable and diverse housing market. Education, training and lifelong learning are also critical economic enablers. Strong education pathways support workforce development, help young people remain in the district, improve productivity, and increase the community's capacity to adapt to future economic opportunities. If we do not have suitable housing for workers across the tourism, healthcare, education, remote, and research sectors, we cannot attract and retain the staff needed to grow the economy.

In practice, achieving housing and community wellbeing will require coordinated action and outcomes across housing supply, planning, infrastructure, healthcare, and community development, including the following potential actions and outcomes:

- Enabling access to appropriate health and care services alongside housing, recognising that aging well is inseparable from healthcare availability, workforce sustainability, and economic participation.
- Compact, connected, climate-adaptive settlements with town-centre intensification.
- Papakāinga and Māori-led housing pathways.
- Intergenerational models such as terraces, co-housing, and senior living (granny flats and minor units).
- Worker accommodation solutions aligned to industry cycles, supported by a clear consenting pathway and more enabling rules.
- Infrastructure sequencing aligned to planned growth areas.

Pillar 2: A Diverse, Year-Round Economy

Supporting a resilient local economy that reduces reliance on seasonal tourism, grows year-round employment, strengthens the Māori economy, and encourages environmentally responsible industries. This includes enabling remote, digital, and knowledge-based work that allows people to live locally while working nationally or globally. Kaikōura's lifestyle, environmental quality, and connectivity create opportunities for distributed professional services, research collaboration, creative industries, and small-scale innovation. Supporting this pathway relies on digital capability, networks, and light-touch enabling infrastructure rather than large-scale capital investment.

Technology is recognised as an enabler across Kaikōura's economy, including tourism, primary industries, conservation, education, energy, health, logistics, and research. The strategy supports the adoption of digital tools, data capability, applied innovation, and technology-enabled business models that improve productivity, resilience, environmental outcomes, and access to higher-value employment. It supports the adoption of emerging technologies that improve productivity, service delivery and economic outcomes, subject to appropriate governance and security controls.

Economic diversification in Kaikōura includes supporting existing and emerging sectors that strengthen year-round resilience, local supply chains, and the district's productive economy, including farming, fisheries, food production, and value-added processing. While production and investment decisions remain primarily the responsibility of businesses and landowners, Council will seek opportunities to support collaboration, innovation, skills development, and value-added economic activity where these are environmentally sustainable, culturally appropriate,

commercially viable, and aligned with community aspirations and environmental protection. Council's role is to enable these opportunities through planning alignment, education, and partnership. The strategy does not seek to deliver food security outcomes directly; rather, it supports the conditions for a diverse, resilient, and locally connected economy.

In practice, achieving a more diverse and resilient year-round economy will require coordinated action across business development, workforce capability, research and innovation, Māori enterprise, investment attraction, and technology adoption. Potential actions and outcomes include:

- Support for value-added primary production opportunities identified through market demand, investor interest and community support.
- Digital skills training and business capability uplift to support higher value, year-round employment.
- Kaikōura Research and Education Centre (KREC): a locally anchored research, education, and applied innovation institution focused on marine, terrestrial, climate, and natural systems science, integrated with training, technology partnerships, entrepreneurship, and knowledge transfer.
- Development of flexible coworking, innovation, and collaboration spaces that support remote workers, entrepreneurs, researchers, creative industries, and technology-enabled businesses, including opportunities for shared facilities linked to the Kaikōura Research and Education Centre ecosystem.
- Regenerative tourism and eco-adventure (astro-tourism, wellness, trails, education tourism).
- Hunting and fishing (branding as a premium destination for ethical hunting and fishing).
- Renewable energy and green-technology industries. (In the context of Kaikōura, green-technology refers to small-scale, high-value, low-impact technologies and services focused on renewable energy, energy resilience, marine and climate systems, and emissions reduction. This includes design, testing, data, software, research, consultancy, and niche product development, rather than large-scale manufacturing or heavy industry.)
- Capture of secondary industry service provision e.g. aerospace design or product manufacture
- Sport, events, and conference destination development — leveraging Wakatu Quay and the South Bay / Pōhōwera coastal recreation precinct to position Kaikōura as a national and niche international destination for outdoor recreation festivals, conferences, weddings and retreats.
- Māori-led enterprises and cultural experience tourism.
- Sustainable fisheries and marine products.
- A vibrant farmers' market to support the local food network.

- Facilitation of an annual productive economy meeting via Enterprise Kaikōura bringing together primary producers, fisheries, food businesses, hospitality operators, Māori enterprises, educators, and community groups.

Pillar 3: A Resilient Economy

Transitioning Kaikōura to a renewable-powered district through community microgrids, sustainable infrastructure, and local food production systems that are integrated with land use patterns, protect natural ecosystems, and strengthen climate resilience.

A resilient economy is one that is prepared for the future: capable of adapting and thriving in the face of environmental change, economic disruption, and global uncertainty. This pillar reflects the regenerative principle of building long-term resilience, supporting our community to respond to climate change, evolving energy demands, and emerging challenges. Economic resilience is also strengthened through a diversity of industries, adaptable skills, strong local leadership, and business continuity capability. These factors help reduce vulnerability to economic shocks and support faster recovery following disruptions

Resilient infrastructure underpins this vision by enabling reliable, enduring, and adaptive systems that continue to deliver positive outcomes for the community over time. In doing so, it embodies another key aspect of a regenerative economy: creating the conditions for sustained environmental, social, and economic wellbeing

In practice, achieving a resilient economy will require coordination across energy, infrastructure, transport, food systems, and climate adaptation, with the potential actions and outcomes including:

- Generating energy locally: community-scale solar or other ‘green’ energy.
- Managing, storing, and optimising that energy for reliability and resilience: microgrids, backup systems, and demand-side optimisation.
- Reducing emissions from existing buildings and local industries: solar on public buildings; heat-pump and insulation incentives; decarbonisation for marine and fisheries sectors.
- Planning settings that enable and encourage renewable energy investment and uptake.
- Engaging with Te Rūnanga o Kaikōura at the concept stage of significant or strategic energy projects, where appropriate.
- South Bay Harbour Development: An integrated marine precinct combining marina infrastructure, fisheries activity, recreation, and emergency response functions.

- Expansion of EV charging network, integrated visitor transport options, and heavy-vehicle diversion planning.
- A thriving local food network that provides protection in the case of supply chain disruptions.

Pillar 4: Connected, Liveable, and Environmentally Rich Places

Create a safe, walkable, bikeable, and well-connected settlement pattern that improves daily life, while protecting biodiversity, restoring ecosystems, and enhancing the cultural visibility and identity of the district. This pillar brings together our regenerative focus of improving the health of our community through the advancement of active transport, restoration of our natural environment, and systems thinking in acknowledging that by creating an environment that is suitable and pleasant for young and old, we create the opportunity for a greater and more diverse population base.

In practice, achieving connected, liveable, and environmentally rich places will require coordinated action across transport, urban design, biodiversity, recreation, community development, and environmental stewardship, with the potential actions and outcomes including:

- District-wide cycling/walking spine linking South Bay, Hapuku, Mangamaunu, Goose Bay; safe routes for tamariki.
- Town-centre traffic calming and improvement of spaces for people walking and spending time outdoors.
- Biodiversity restoration and ecosystem enhancement embedded into settlement planning.
- Sustainable and supportive education system from entry level day care to school leavers supporting parents and learners to maximise potential and ‘add back’ to the community.
- Age-friendly town design, including accessible footpaths, seating, shade, safe crossings, and proximity-based access to services for older residents.
- Youth-friendly and multi-use “third spaces”, including creative, social, and informal gathering places that support youth connection, wellbeing, and pathway development.
- Long-term airport proposition and enhanced marine/rail connectivity.

Four Pillars, One Regenerative Economy

Together, these four pillars give practical effect to Kaikōura’s vision of a regenerative economy. They are not intended to operate in isolation; each pillar supports and reinforces the others. Success in one pillar creates benefits across the others. For example, increased housing supply supports workforce attraction, workforce growth supports business development, economic growth helps fund

infrastructure and services, and environmental enhancement strengthens Kaikōura's attractiveness as both a place to live and a destination to visit.

Collectively, these pillars reflect the core principles of regenerative development: creating positive outcomes for people and nature, recognising the interconnectedness of environmental, social, cultural, and economic systems, building on Kaikōura's unique place and identity, and strengthening long-term resilience. By advancing all four pillars together, Kaikōura can create a future in which environmental health, community wellbeing, cultural vitality, and economic prosperity continuously reinforce one another, leaving the district in a stronger position for future generations than it is today.

CONSTRAINTS & RISKS

- Housing shortages, limited job diversity, talent retention issues.
- Aging population, childcare/tertiary gaps, constrained funding.
- Families leaving for better schooling or aged care facilities.
- District Plan bottlenecks; SH1 traffic/parking safety issues.
- Natural hazard exposure (seismic, inundation) and climate impacts.
- Stakeholder fatigue/resistance; limited capacity for new initiatives.
- Council and Government funding constraints.
- Local Government changes, including mergers with other Councils and changing central government direction.
- Workforce capacity and capability.
- Ineffective communication to stakeholders and timeline planning.

Economic development requires balancing a number of competing objectives and recognising that not all desired outcomes can be maximised simultaneously. For example, attracting more visitors and investment can support local businesses and employment but may place additional pressure on housing affordability and availability. New development opportunities can strengthen the economy and expand local services, but they must be balanced against the protection of Kaikōura's unique natural environment and landscape values. Similarly, investment in infrastructure can enable growth and improve resilience, yet must remain affordable for ratepayers. Decisions about future growth also need to consider the community's desire to retain Kaikōura's distinctive character and sense of place, while responding to changing population and economic needs. In addition, climate adaptation measures may be necessary to reduce long-term risks, but can create uncertainty for landowners, investors, and communities.

Future decisions should explicitly acknowledge these trade-offs and seek solutions that maximise long-term community wellbeing, resilience, and intergenerational prosperity.

INVESTMENT LOGIC & BUSINESS CASES

Delivery of the four strategic pillars will require a coordinated investment approach that draws on multiple funding pathways. Kaikōura District Council will work alongside central government, rūnanga, private investors, and sector partners to progress projects through clearly defined stages: from early discovery and feasibility through to business cases, funding agreements, delivery, and benefits realisation. Many initiatives within this strategy align strongly with national priorities such as housing supply, climate transition, regional productivity, Māori economic development, renewable energy, and walking and cycling. This alignment positions Kaikōura to access Crown funding programmes, targeted grants, and, where appropriate, government-backed loan schemes. Rūnanga investment, community enterprise models, and private-sector capital will also play a central role, particularly in renewable energy, tourism diversification, land development, and research-led industries.

A transparent and disciplined investment process will ensure that resources are directed to the highest-impact opportunities. Each major initiative will be assessed using a simple logic model: identifying the problem, proposed intervention, expected benefits, measures of success, and appropriate delivery timeframe, supported by decision gates that ensure projects are only advanced when evidence, funding commitments, and risk considerations are sound. Progress will be tracked through publicly accessible reporting, enabling the community, partners, and investors to see where each project sits in the pipeline and how investments are translating into long-term social, environmental, cultural, and economic outcomes for Kaikōura.

MONITORING & KPI FRAMEWORK

The monitoring framework is designed to assess whether the implementation activities identified in the Programme Roadmap section are contributing to the long-term economic, social, environmental, and resilience outcomes sought by this strategy. Strategic Outcomes and Indicators describe the changes the strategy is seeking to achieve, while the Programme Roadmap section identifies the major actions, investments, and enabling initiatives intended to support those outcomes. Together, they provide a framework for monitoring progress, informing decision-making, and adapting delivery over time.

Baseline Development (2026–2027)

Note: some indicators will be tracked annually using regional proxies or rolling averages where district-level data is not available every year

Strategic Outcomes and Indicators

The Strategic Outcomes and Indicators describe the long-term changes this strategy seeks to support across Kaikōura. They provide a basis for monitoring whether the actions identified in the Programme Roadmap are contributing to improved economic, social, environmental, and community wellbeing outcomes over time. Together, they help track progress toward the Strategy Vision and inform future decision-making, investment, and prioritisation.

Housing and Community Wellbeing

- Increase housing availability and diversity.
- Reduce the proportion of unoccupied dwellings.
- Improve youth retention trends.
 - Number of local apprenticeships and traineeships.
 - Number of school leavers employed locally.
 - Net migration of residents aged 18-35.

A Diverse, Year-Round Economy

- Reduce reliance on tourism.
- Increase non-tourism skilled employment.
- Improve income levels and economic productivity.
- Increase research, innovation, and knowledge-based activity.
 - Number of active research partnerships.
 - Number of knowledge-intensive jobs.
 - External research funding attracted.

Resilient Economy

- Increase renewable energy uptake.
- Strengthen the diversity of year-round industries.

Connected and Liveable Places

- Increase active transport use.
- Achieve biodiversity net gain.

Governance and Delivery

The governance framework is responsible for monitoring progress against the Strategic Outcome and Indicators and overseeing delivery of the Programme Roadmap.

- Strategy Owner: Chief Executive
- Operational Sponsor: Senior Manager Corporate Services
- Delivery Leads: Relevant Council managers and partner agencies per action
- Council Oversight: Annual progress reporting through Long-Term Plan and Annual Plan processes.
- Working Groups: Time-bound, outcome-focused, disestablished once objectives achieved.
- Destination Kaikōura retains leadership of destination management and marketing. Enterprise Kaikōura (or any successor business-led entity) focuses on business development, investment attraction, and economic diversification. Council enables coordination between these functions and avoids duplication.
- Kaikōura will seek strategic alignment with regional growth sectors, including the bioeconomy, tourism technology, marine science, clean energy, and applied environmental innovation, positioning the district as a complementary testbed, field campus, or specialist satellite location where appropriate.
- Regulatory and delivery responsibilities for biodiversity protection, marine and freshwater management, conservation, predator control, lighting standards, and environmental enforcement sit with established statutory and community led frameworks, including regional councils, central government agencies, and recognised governance bodies. The role of Kaikōura District Council is to enable alignment, advocate for outcomes consistent with this strategy, and reflect environmental limits through land use planning and spatial decision making.

Programme Roadmap

This section identifies the major initiatives, investment priorities, and enabling actions expected to contribute to the long-term outcomes sought by this strategy. It provides an indicative roadmap for how implementation may occur over time, recognising that project timing, funding, feasibility, partner commitment, and future Council decisions will influence delivery. Together with the Strategic Outcomes and Indicators, this section creates a clear line of sight between the actions being undertaken and the outcomes being monitored.

Note: see the supporting 5-year action plan for a detailed foundational roadmap for the initial phase of implementation.

2026–2035

- **Housing:** intensification, papakāinga development, affordable housing partnerships and a large-scale retrofit programme (enabled by District Plan changes): enable development of 300–500 new dwellings, including at least 100 affordable units, an elderly housing complex, and a papakāinga project; explore planning, partnership and incentive mechanisms that encourage greater utilisation of existing housing stock for permanent occupancy.
- **Transport:** deliver the district cycle spine, Whale Trail and key active transport connections; create a more walkable town centre; improve SH1 connectivity and safety; strengthen rail, bus and visitor transport hubs; investigate and protect corridors for a future heavy-vehicle bypass and airport relocation; and complete planning amendments required to support long-term transport infrastructure.
- **Energy:** locally supported solar rollout through education, collaboration and planning initiatives. Enable installation of solar on 30% of suitable rooftops through grants (if available), streamlined consenting and education programmes; and investigate community-scale generation and energy resilience opportunities.
- **Industry:** diversify the economy through tourism, marine research, education and knowledge-intensive activities; establish the research and education centre (physical site established, with at least three research partnerships and 10 new specialist jobs); implement the Wakatu Quay development; and enable development of a strategically located industrial precinct at SH1/Inland Kaikōura Road to support local business growth, freight efficiency and long-term employment opportunities.
- **Business and investment attraction:** establish and grow Enterprise Kaikōura as the district's economic development platform; implement the Why Kaikōura promotion and attraction campaign; and deliver ongoing business engagement, networking and capability-building initiatives.

- **Environment:** establish a district-wide Blue-Green Network connecting mountains, rivers, wetlands and the coast; restore priority wetland and indigenous habitat areas; improve ecological connectivity, biodiversity and waterway health; and complete and implement the Coastal Adaptation Plan.
- **Youth and workforce development:** strengthen local education, training, recreation, and employment pathways that support youth retention, skills development, and workforce participation.

2035–2050

- **Housing:** mixed-use development delivered in the town centre, intergenerational living models and 60% of the housing stock retrofitted for energy efficiency.
- **Transport:** full district cycling and riding network completed; EV public transport services implemented; heavy-vehicle bypass decisions made and, if justified, construction commenced; rail, bus and visitor transport integration strengthened; and construct or formally commence the long-term airport project, if viable.
- **Energy:** expanded solar and potential waste-to-energy implementation; continued investment in local generation capacity; district-wide demand management for EV and freight charging optimisation.
- **Industry:** emerging green-technology exports; a mature creative sector; nationally recognised marine research and education capability; and global research partnerships supporting a more diversified, year-round economy.
- **Environment:** substantially complete the district-wide Blue-Green Network, expand marine and coastal protection initiatives, strengthen indigenous biodiversity and ecological connectivity, and maintain resilient mountain-to-sea ecosystems.

2050–2075

- **Housing:** implement managed retreat plans in identified high-risk coastal areas; maintain affordable housing stock at or above 20% of total dwellings.
- **Transport:** operate zero-emissions district logistics systems; cycle-freight networks; emerging low-emission transport technologies; and mature marine/rail integration.
- **Energy:** operate mature renewable energy systems and microgrids serving critical infrastructure and supporting a low-emissions district.
- **Industry:** support ongoing economic diversification across multiple sectors to maintain a resilient local economy.
- **Environment:** sustain and enhance the district-wide Blue-Green Network, maintaining healthy and connected mountain-to-sea ecosystems, indigenous biodiversity, habitat values, and climate resilience.

PROJECTED 2075 OUTCOMES

To support long-term decision-making and avoid reliance on a single forecast, this strategy is informed by three scenario-based growth pathways for Kaikōura through to 2075. These scenarios — *Status quo Growth*, *Managed Growth*, and *Transformational Growth* — are not predictions, but structured planning tools that test how different levels of policy delivery, infrastructure investment, and external economic conditions could shape the district’s future. They provide a practical basis for land-use planning, infrastructure sequencing, housing supply, and workforce development over a 50-year horizon.

The scenarios were developed using Kaikōura’s current economic and demographic baseline as the starting point, and then applying different assumptions about population growth, industry diversification, housing supply, employment participation, productivity uplift, and the timing of anchor investments such as a marine and climate research centre and improved regional connectivity. Key parameters considered included: achievable annual population growth rates, changes in labour-force participation, shifts in the tourism share of employment, expected productivity uplift from higher-value industries, and realistic dwelling delivery capacity. All GDP figures are expressed in constant (real) 2024 New Zealand dollars to allow consistent comparison over time.

The strategy is broadly aligned to the Managed Growth scenario, which is considered the most realistic and balanced pathway for achieving Kaikōura's long-term economic, environmental and community outcomes while retaining the district's character and environmental values.

Scenario A — Managed Growth

Assumes: full delivery of strategy, one or more anchor project operating, and housing enabled.

Indicator	Current	Estimated 2075	Midpoint	Key Assumptions
Population	4,215	7,500 – 9,000	8,200	1.1% avg annual growth due to jobs & housing enablement (front-loaded)
GDP per Capita (real 2024 NZD)	\$43,277	\$85,000 – \$105,000	\$95,000	Growth in research, green tech, marine science, food processing; reduced seasonality; more skilled workforce
Total GDP (real 2024 NZD)	\$239m	\$638m – \$945m	\$780m	Midpoint population × midpoint GDP per capita

Indicator	Current	Estimated 2075	Midpoint	Key Assumptions
Total Jobs	2,050	3,800 – 4,500	4,150	Slightly higher employment participation with diversification
Tourism Jobs	330	380 – 500	440	Tourism share falls to 10–12% of total jobs; economy diversifies
Non-Tourism Jobs	1,720	~3,700	3,700	Total jobs minus tourism jobs
Number of Dwellings	2,319	3,900 – 4,400	4,150	Smaller households; more age-friendly & worker housing; visitor dwellings partly converted; avg household 2.4; 15% buffer for vacancy/visitor dwellings
Number of Businesses	789	1,200 – 1,500	1,350	Economic diversification; business park scaling; improved business-to-job ratio

Scenario B — Status-quo

Assumes: slow housing delivery, partial diversification, tourism still dominant

Indicator	2075 Estimate
Population	5,500 – 6,200 (mid: 5,800)
GDP per capita	\$65,000 – \$75,000 (mid: \$70,000)
Total GDP	~\$405 million
Total jobs	2,600 – 3,000 (mid: 2,800)
Tourism jobs	520 – 650 (mid: 585)
Non-tourism jobs	~2,200
Dwellings	3,000 – 3,300 (mid: 3,150)
Businesses	900 – 1,050 (mid: 975)

Scenario C — Transformational Growth

Assumes: multiple anchor projects operating (including KREC, the South Bay Harbour Development, Wakatu Quay, and an expanded airport); strong net in-migration; growth in knowledge-intensive exports, green-technology services, marine science, research and education; and significant productivity gains from economic diversification.

Indicator	2075 Estimate
Population	10,000 – 12,000 (mid: 11,000)

Indicator	2075 Estimate
GDP per capita	\$105,000 – \$125,000 (mid: \$115,000)
Total GDP	~\$1.27 billion
Total jobs	5,200 – 6,200 (mid: 5,700)
Tourism jobs	450 – 600 (mid: 525)
Non-tourism jobs	~5,175
Dwellings	4,800 – 5,500 (mid: 5,150)
Businesses	1,600 – 2,000 (mid: 1,800)

Table 2: Scenario-Action Alignment

The following chart ties together the strategy, action plan, and KPIs, illustrating how key actions translate into outcomes under the three growth scenarios. They provide a summary of potential impacts on housing, infrastructure, energy, and industry, highlighting the differences, trade-offs, and assumptions behind low, managed, and transformational growth pathways.

Action Area	Status-quo	Managed Growth	Transformational Growth	Key Assumptions
Housing Delivery	~3,000 dwellings by 2075	~4,150 dwellings	~5,150 dwellings	Based on population growth projections, migration, and housing supply capacity; assumes managed planning and resource availability for growth.
Anchor Projects	None implemented	One or more anchor projects are operational.	Potential anchor projects (KREC, South Bay Harbour Development, Wakatu Quay and Airport safeguarding), progressed subject to feasibility, funding, governance, and environmental impacts.	Assumes investment, regulatory approvals, and workforce capacity; low growth delays or limits infrastructure.
Energy Targets	50% renewable by 2040	60% renewable by 2040 with local generation	80% renewable by 2040 supported by distributed	Assumes national and regional energy policies, technology

Action Area	Status-quo	Managed Growth	Transformational Growth	Key Assumptions
			generation, storage and microgrids	uptake, and funding availability.
Industry Diversification	Tourism dominant	Balanced economy	Knowledge-intensive exports, green-technology services, marine science, research and education, and applied environmental innovation.	Assumes policy incentives, skills development, and investment in new sectors; low growth limits diversification.
Environmental Outcomes	Incremental restoration	Functioning Blue-Green Network and improved ecosystem health	Fully integrated mountain-to-sea ecological network supporting biodiversity, climate resilience, research and recreation	Sustained investment in restoration and adaptation; strong partnerships with mana whenua, community groups and agencies; effective land-use planning; continued biodiversity, freshwater and coastal management programmes; and increasing community support for environmental stewardship.

CONTRIBUTIONS

This strategy has been shaped through extensive community engagement and collaboration. Many individuals, organisations, and community groups across Kaikōura and beyond have generously contributed their time, insights, expertise, and feedback throughout its development.

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KAIKŌURA DISTRICT COUNCIL ECONOMIC DEVELOPMENT STRATEGY

VISION 2075

Kaikōura is a regenerative, resilient, internationally recognised mountains-to-sea district: affordable, connected, open for business year-round, culturally rich, biodiverse, and known for innovation, research, and environmental stewardship.

Five-year Action Plan (2026–2031)

This Five-Year Action Plan gives effect to the Kaikōura Economic Development Strategy by translating long-term strategic direction into a practical programme of actions for 2026–2031. Actions are grouped into three categories:

- **Council Led Foundational Actions** – Actions that Council and its partners will actively lead, coordinate, or directly deliver because they are critical to implementing the Strategy and creating the conditions for long-term success.
- **Partner-Led Actions Supported/Enabled by Council** – Actions that are primarily led and delivered by external organisations, businesses, community groups, or other agencies, where Council's role is to support, facilitate, advocate, coordinate, provide planning assistance, or help remove barriers to delivery.
- **Future Opportunities and Pilot Initiatives** – Potential future initiatives that will be explored, tested, or investigated before any commitment to delivery.

The Action Plan reflects both the priority and maturity of different actions, as well as Council's role in delivery. Council-led Foundational Actions are the highest-priority initiatives and will be the primary focus of implementation during the first one to two years, as they create the conditions for achieving the Strategy's longer-term outcomes. Support/Enable actions are primarily delivered by partners, with Council providing advocacy, coordination, planning support, or other assistance where appropriate. Future Opportunity actions identify projects that may warrant further investigation or development but do not represent a commitment to implementation at this time.

This Action Plan does not approve projects, commit funding, or predetermine outcomes. Progression of actions remains subject to feasibility, partner commitment, funding availability, environmental considerations, community support, and future Council decisions through Long Term Plan, Annual Plan, District Plan, and other statutory planning processes. The Action Plan will be monitored and reviewed over time to respond to changing circumstances while maintaining the long-term direction of the Economic Development Strategy.

Action description	Action type	Lead entity	Pillar	Key partners	Timeframe (Years 1–5)	Resourcing required	Alignment with other plans	Key benefits	Indicator of success	Delivery Confidence Rating
Establish Enterprise Kaikōura as a business and investment leadership structure with an agreed Terms of Reference, membership model, and annual work programme, including speakers and workshops. It will be the primary KDC tool to Coordinate business engagement, investment attraction, diversification initiatives and productive economy forums	KDC led/ Foundational KDC to: - set up the core group - develop the governance structure - arrange the first meetings and forums	KDC	2. A Diverse, Year-Round Economy	Te Rūnanga o Kaikōura, local business, Enterprise North Canterbury, Destination Kaikōura, Innovate Marlborough	Within 12 months	Policy (project management) staff time; Community Development Resourcing	KDC Long-Term Plan, Canterbury Regional Economic Development Strategy, Marlborough Economic Wellbeing Strategy 2022 - 2032	Improved coordination, investor confidence, and business advocacy. It will be a way to share ideas and explore important developments in fields of interest; will primarily involve events, workshops and guest speakers	Enterprise Kaikōura established; minimum quarterly meetings held; annual work programme adopted and reported against	High
Launch a bold “Why Kaikōura” Workforce, Resident and Investment Attraction Programme	KDC led/ Foundational KDC to: - Design and launch the webpage	KDC	2. A Diverse, Year-Round Economy 4. Connected, Livable, and Environmentally Rich Places	Local business, Destination Kaikōura, Kaikōura Healthcare New Zealand, Youth Council, Destination Marlborough	Within 12 months	Policy (project management) staff time IT services	LTP; Walking and Riding Strategy	Will provide an online business propositus and promote Kaikōura as a location for critical workers (healthcare and aged care ect.), remote workers and other targeted industries and groups	Website launched; annual visitor numbers achieved (approximately 50,000 annual site visits); business and workforce attraction enquiries generated	High
Monitoring, dashboards and	KDC led/ Foundational	KDC	Supports all 4 pillars	Community groups and partners	Within 12 months	Analyst and reporting capacity;	KPI Framework, Governance Framework	Transparency and adaptive delivery	Annual reporting dashboard publicly available	High

annual community reporting	KDC to: - Develop a monitoring dashboard and launch it for public access					Communications and Community Development Staff Time			and used in Council decision-making	
Establish a Youth and Workforce Pathways Network (containing those working in the youth field and youth representation)	KDC led/ Foundational KDC to: - Establish the network - Set up the governance structure - Organise the first meetings	KDC	4. Connected, Livable, and Environmentally Rich Places	Schools, tertiary providers, employers; Te Hā o Mātauranga – Learning in Kaikōura	Within 12 months	Community Services staff time	Library Policy, Youth Policy	Map gaps and needs to work out targeted interventions; determine one or two galvanizing projects in the youth field; feed into the youth orientated aspects of this document	Youth Network established; annual action programme agreed; at least one priority initiative progressed	Medium
District Plan review and plan changes for housing and mixed-use zones.	KDC led/ Foundational KDC to: - Amend the district plan through the processes available - Investigate planning mechanisms that encourage better utilisation of existing housing stock and workforce accommodation	KDC	1. Housing and Community Wellbeing 2. A Diverse, Year-Round Economy	Government housing providers, Te Rūnanga o Kaikōura developers, Aging Well Kaikōura	Years 1–3	Planning staff time and consultant support	District Plan; Spatial Plan, Regional Spatial Plan/land use chapter	Remove regulatory barriers to growth; enable more housing for workers and the aging population	Planning provisions implemented that reflect the Spatial Plan which align with the Planning Act	Medium
30-year infrastructure report to feed into the Regional Spatial Plan (roading, transport, energy,	KDC led/ Foundational KDC to: - Develop the report and feed it into the	KDC	2. A Diverse, Year-Round Economy 3 A Resilient Economy 4. Connected, Livable,	MoT, potential investors, Te Rūnanga o Kaikōura, Energy providers, EECA, iwi	Year 1 delivery of options paper to Council in preparation for the Regional Spatial Plan; with year two involving	Operations and Policy staff time Technical advisory services	Canterbury Climate Action Plan, Regional Spatial Plan, Regional Energy Strategy, National Infrastructure Plan	Future freight and industry enablement; clear pathway to energy resilience	Council infrastructure priorities submitted and formally considered through Regional	Medium

and airport designation)	Regional Spatial Plan		and Environmentally Rich Places		integration into the Regional Spatial Plan				Spatial Plan development	
South Bay Pohowera Park	KDC led/ Foundational KDC to: - Project manage the development of the park	KDC	2. A Diverse, Year-Round Economy 4. Connected, Livable, and Environmentally Rich Places	Iwi; ECAN, Cycling Club, Te Rūnanga o Kaikōura	Years 1–5	Project management time; landscapers; LTP funding	LTP, Walking and Riding Strategy	Supports healthy local living and tourism	Increased use of walking and cycling facilities or visitor/resident satisfaction	Medium
Environment limits and adaptation planning	KDC led/ Foundational	Co-led KDC / Regional Council	4. Connected, Livable, and Environmentally Rich Places	Te Rūnanga o Kaikōura, Te Korowai, ECAN, Marlborough District Council, MCERT	Years 1-3	Policy staff time; technical advisory services	Regional Spatial Plan (Natural Environment Act) and associated regional environment chapter, National Adaptation Framework, National Infrastructure Plan	Environmental regeneration; climate resilience	Climate adaptation risks and environmental limits incorporated into Regional Spatial Planning frameworks and the Natural Environment Plan	Medium
EV charging network expansion	Support/ Enable KDC to: - Provide the planning rules to facilitate	Private providers	3. A Resilient Economy	Lines companies, KDC	Years 1–5	Capital and private investment	Canterbury Climate Action Plan, National Infrastructure Plan	Supports low-carbon transport	Increase in publicly accessible EV charging points across the district	Medium
Blue-green corridors and ecosystem restoration	Support/ Enable KDC to: - Use the regional spatial planning structure to outline blue-green networks - Potentially engage directly in biodiversity initiatives	DOC / community groups / ECAN	4. Connected, Livable, and Environmentally Rich Places	KDC (coordination and support)	Years 1–5	External grants and partnerships	Spatial Plan, Canterbury Biodiversity Strategy, Regional Spatial Plan (Natural Environment Act) and associated Natural Environment Chapter Predator-free NZ 2050, Marlborough Environment Plan	Environmental regeneration	Advancement of the blue-green networks as set out in the spatial plan	Low

Abbeyfield housing development	Support/ Enable KDC to: - Provide planning assistance - Provide legal support through financial assistance	Aging Well Group	1. Housing and Community Wellbeing 4. Connected, Livable, and Environmentally Rich Places	KDC	Years 2–4	KDC administrative support to the Aging Well Group as available and appropriate	Aging Well Strategy	Enables aging in place, reduces demand pressure on acute services, supports community stability	A contract signed with a provider to build an Abbeyfield housing development in Kaikōura	Low
Business Park expansion and infrastructure readiness	Support/ Enable KDC to: - Provide the planning rules supportive of growth - Market the development as part of Why Kaikōura website and media campaign	Developers, utilities	2. A Diverse, Year-Round Economy	Investors/ Commercial entities; KDC promotion	Years 2–5	Operations staff time	Spatial Plan, Regional Spatial Plan, LTP	Supports industry diversification	New businesses established within the business park	Low
Renewable energy on public buildings	Pilot / Future Delivery Signal KDC to: - Invest in solar on its own main building	KDC	3. A Resilient Economy	EECA, private sector, Manpower	Year 1	Capital funding (LTP); Policy (project management staff time)	Canterbury Climate Action Plan, LTP	Reduced emissions and energy costs	Installation of solar on public buildings	Medium
Enable papakāinga and Māori-led housing pilots	Pilot / Future Delivery Signal KDC to - Provide planning support	Te Rūnanga o Kaikōura	1. Housing and Community Wellbeing	Ngāi Tahu Property, Kāinga Ora, KDC	Years 1–3	Project management; Feasibility studies	District Plan/land use chapter, Spatial Plan, Regional Spatial Plan	Supports whānau wellbeing and housing affordability	Feasibility completed, planning pathway agreed, development consent secured, or dwellings enabled	Medium
Workforce Attraction, Retention and Skills Programme	Pilot / Future Delivery Signal	KDC	1. Housing and Community Wellbeing	Schools, tertiary providers, employers; Te Hā o	Years 1–5	Programme funding; Policy (and project management)	LTP, Library Policy, Youth Policy	Improved job readiness and retention,	Participation in skills programmes increases and local employers	Medium

	KDC to convene partners, support funding applications, and facilitate programme delivery where aligned with Council priorities		4. Connected, Livable, and Environmentally Rich Places	Mātauranga – Learning in Kaikōura		and Community Services staff time		financial literacy, and critical thinking; diversification from tourism	report improved workforce availability	
Consider and support diversification of Kaikōura tourism proactively toward land-based, innovative ventures beyond ocean activity dependence (Eco, Wellness, Dark Sky, Education Tourism)	Pilot / Future Delivery Signal	Destination Kaikōura	2. A Diverse, Year-Round Economy	DOC, tourism operators, KDC	Years 1–5	Marketing and capability funding	Destination Management Plan	Higher-value, year-round tourism; keeps the economy strong until new sectors emerge	Number of new land-based tourism ventures established	Medium
Wakatu Quay Development	Pilot / Future Delivery Signal KDC to work with the joint-venture partners to implement the development	KDC, Te Rūnanga o Kaikōura, and Private industry	2. A Diverse, Year-Round Economy	Local businesses, community groups	Years 1–5	Business case and capital funding; Project management staff time	LTP, National Infrastructure Plan	Supports tourism and local employment	Development partnership agreement executed and project milestones achieved	Medium
Māori-led enterprise and cultural experience development	Pilot / Future Delivery Signal	Te Rūnanga o Kaikōura	2. A Diverse, Year-Round Economy	MBIE, Destination Kaikōura	Years 1–5	Programme and seed funding	Māori Economic Development Framework	Economic resilience and cultural visibility	Number of Māori-led enterprises or cultural tourism experiences supported or established	Medium
Community microgrids for critical infrastructure	Pilot / Future Delivery Signal	Lines company / energy partners	3. A Resilient Economy	KDC (facilitator and asset owner where relevant)	Years 3–5	Feasibility and capital funding	Canterbury Climate Action Plan, Emergency Management Plan	Improved disaster resilience	New solar installations providing power for the community	Low

		(technical lead)								
Establish the Kaikōura Research and Education Centre (KREC) as an anchor research and education institution through partnership formation, programme design, and staged development.	Pilot / Future Delivery Signal KDC to work with education providers and central government agencies to secure funding	KDC/Private investors	2. A Diverse, Year-Round Economy	Te Korowai, Marine Guardians, Te Rūnanga o Kaikōura, universities, education providers, MBIE, MPI	Year 1-2 deliverable: Governance model agreed; research and education programme framework defined; lead partners formally committed; pathway confirmed for physical facilities.	Technical advice on feasibility; Policy (project management) staff time; Central Government funding required	LTP	Anchor institution for year-round skilled employment, education pathways, applied science, marine decision-making, and global research collaboration; provide youth friendly learning activities to encourage youth to stay in the high-school and move here for study	Investors secured and an agreed governance model and framework developed	Low
Progress South Bay Harbour Development and integrated marine precinct master planning (Business case complete)	Pilot / Future Delivery Signal KDC to - Work with central government to determine potential funding	KDC (planning only)	2. A Diverse, Year-Round Economy	Harbour users, DOC, iwi; Te Korowai o Te Tai ō Marokura; MBIE	Years 3–5	Capital funding; Policy (project management staff time)	Infrastructure Strategy, Regional Deal, National Adaptation Framework, National Infrastructure Plan	Marine industry resilience, safety, research and recreation enablement	Investment secured for the development of the project.	Low

Delivery confidence rating:

High - Council controls most of inputs, costs are expected to be manageable and delivery pathway is relatively clear

Med – Require partner input, funding or planning support

Low – significant external dependency, funding, consents or feasibility risk



Implementation and Implications Statement

Kaikōura Economic Development Strategy and Action Plan

1. Purpose of this Statement

This Implementation and Implications Statement accompanies the Kaikōura Economic Development Strategy and Five-Year Action Plan and is intended to support informed decision-making by elected members. It sets out the practical implications of adopting the strategy and action-plan, clarifies the nature of Council's commitments, and outlines how implementation will be progressed within existing governance, funding, and resourcing constraints.

This statement is not a statutory document. It does not create legal obligations or funding commitments but provides transparency regarding implementation expectations and limitations.

2. Nature of Council Commitment

Adoption of the Economic Development Strategy and Five-year Action Plan represents Council endorsement of a strategic direction and long-term vision, rather than approval of specific projects, programmes, or expenditure.

In adopting the strategy and action-plan, Council is:

- Endorsing a shared framework to guide future economic development thinking
- Providing strategic signals to partners, government agencies, iwi, and investors
- Directing staff to use the Strategy as a reference point when developing future proposals

Adoption of the strategy and action-plan does not:

- Commit Council to delivering identified initiatives directly
- Approve capital or operational expenditure
- Create binding obligations on Council, staff, or partners
- Override statutory planning, consultation, or budget processes

3. Governance and Decision-Making Implications

All actions and initiatives referenced in the strategy and action-plan remain subject to:

- Elected member decisions through established Council processes
- Delegations, business cases, and formal approvals as required
- Alignment with the Long-Term Plan, Annual Plan, and supporting strategies

No initiative will proceed to implementation without specific Council approval at the appropriate decision point. The strategy and action-plan are therefore a guiding document, not an implementation mandate.

4. Financial and Resourcing Implications

The strategy and action-plan includes a range of potential initiatives that may have future financial and staffing implications. At the time of adoption:

- No new funding is allocated solely by endorsement of the strategy and action-plan
- No additional staffing resources are approved
- No unfunded mandates are created for Council staff

In the context of a constrained funding environment, including anticipated rates-capping pressures, future implementation will be contingent on:

- Affordability within Council's financial settings
- Availability of external funding, partnerships, or co-investment
- Prioritisation through Long-Term Plan and Annual Plan processes

Where proposals require additional resources, these will be brought back to Council with clear costings and options.

5. Risks and Limitations

There is a risk that strategic documents can create expectations among the community or stakeholders regarding delivery or timing. This strategy and action-plan must therefore be read alongside this Statement to avoid misinterpretation.

Council retains the discretion to:

- Sequence, defer, rescope, or not proceed with initiatives
- Reprioritise actions as circumstances change
- Respond to external shocks, legislative change, or funding constraints

Where feasibility, funding, or partner support is not secured, non-delivery of an initiative should not be interpreted as failure of the Strategy.

6. Principles for Implementation

Implementation of the strategy and action-plan will be guided by the following principles:

- Evidence-based decision-making
- Financial prudence and affordability
- Elected member oversight at key decision points
- Partnership-led delivery where possible
- Transparency with the community about what Council can and cannot do

The strategy and action plan are intended to be living documents and may be reviewed, amended, reprioritised, or replaced over time through future Council planning, reporting, and decision-making processes.



Public Notice of Proposal to Adopt the Economic Development Strategy and Five-Year Action Plan

Kaikōura District Council is inviting the community to have their say on the proposed Economic Development Strategy and supporting Five-Year Action Plan (2026-2031) through a Special Consultative Procedure under the *Local Government Act 2002*. The Economic Development Strategy provides a long-term vision for Kaikōura's economic future and seeks to support a resilient, diverse, and regenerative economy that delivers positive social, cultural, environmental, and economic outcomes.

Following community engagement undertaken between March and April 2026, the strategy has been refined and strengthened in response to feedback received. Key changes include the introduction of a Five-Year Action Plan, an Implementation and Implications Statement, and a clearer implementation pathway. The revised strategy also provides greater emphasis on community wellbeing, youth retention, healthcare, environmental stewardship, and economic resilience.

Adoption of the strategy and action plan does not constitute approval of funding, construction, or delivery of any specific project. Any future projects, business cases, funding decisions, land-use changes, infrastructure investments, or statutory approvals would be subject to separate Council decision-making processes.

Invitation for Submissions

Public consultation on these proposals will run from **21 September 2026 to 26 October 2026**. Full details, including the Statement of Proposal, Draft Economic Development Strategy, Draft Five-Year Action Plan, and supporting documents, will be available on the Council's website at www.kaikoura.govt.nz.

This is your opportunity to help shape Kaikōura's economic future. Council welcomes feedback from residents, businesses, community organisations, mana whenua, and all interested parties.

You can provide your feedback by:

- Sending a written submission to: Kaikōura District Council, PO Box 6, Kaikōura.
- Emailing: submissions@kaikoura.govt.nz.
- Completing the online submission form at: www.kaikoura.govt.nz/have-your-say.

Submissions must be received by **4.00pm on Monday 26 October 2026**. Please indicate whether you wish to be heard by Council in support of your submission.

Public hearings are scheduled to take place in the Council Chambers on **11 November 2026**. Council will consider all submissions before making a final decision on the Economic Development Strategy and Five-Year Action Plan.

Report to:	Council
Date:	26 August 2026
Subject:	Local Alcohol Policy – Approval to Consult (Special Consultative Procedure)
Prepared by:	D Hirst – Senior Advisor Strategy and Policy
Input sought from:	J York – Regulatory Manager
Authorised by:	W Doughty – Chief Executive Officer

1. SUMMARY

This report seeks Council approval to consult on a draft Local Alcohol Policy (LAP) and associated Statement of Proposal using the Special Consultative Procedure (SCP) required by the *Sale and Supply of Alcohol Act 2012*.

The Council's current Local Alcohol Policy was adopted in 2020 and is due for statutory review. As part of the review, feedback has been obtained from New Zealand Police, Health New Zealand, District Licensing Committee officials, and elected members. Council officers have used this information to prepare a draft policy and consultation material for Council's consideration.

The draft policy considered by Council addresses a range of matters permitted under the Act, including trading hours, one-way door restrictions, discretionary licence conditions, special licence provisions, and location-based policies. The proposed approach reflects both stakeholder feedback and Council's initial discussion of key issues.

Subject to Council approval, consultation is proposed to occur between 31 August and 2 October 2026, with hearings scheduled for 21 October 2026 and final consideration of the Local Alcohol Policy on 25 November 2026.

2. RECOMMENDATION

It is recommended that the Council:

- a) receive this report
- b) approve the release of the attached Statement of Proposal for consultation under the Special Consultative Procedure. (Attachment A)
- c) approve the release of the attached draft Local Alcohol Policy for consultation. (Attachment B)
- d) approve the release of the attached Public Notice. (Attachment C)
- e) delegate authority to the Chief Executive to approve minor editorial amendments and any changes directed by Council prior to the commencement of consultation.

3. BACKGROUND

The *Sale and Supply of Alcohol Act 2012* enables territorial authorities to adopt a Local Alcohol Policy (LAP) to address alcohol-related issues within their district. A LAP may include provisions relating to the location of licensed premises, restrictions on new licences, maximum trading hours, discretionary licence conditions, and one-way door policies. The Act requires that any Local Alcohol Policy be consistent with its object, namely that the sale, supply and consumption of alcohol be undertaken safely and responsibly, and that alcohol-related harm be minimised.

Kaikōura District Council adopted its current Local Alcohol Policy in 2020 and is required to review the policy through a Special Consultative Procedure under the *Sale and Supply of Alcohol Act 2012* and the *Local Government Act 2002*.

As part of the review, Council sought feedback from New Zealand Police, Health New Zealand, and local alcohol licensing and public health officials regarding the operation and effectiveness of the current policy. Both New Zealand Police and Health New Zealand expressed support for a mandatory 1.00am closing time for on-licence premises. Health New Zealand advised that national and

international evidence indicates an association between later trading hours and increased alcohol consumption and alcohol-related harm, including violence and alcohol-impaired driving incidents, although limited Kaikōura-specific evidence was available.

Health New Zealand also recommended reducing off-licence trading hours to 9.00am to 9.00pm and considering a cap on the number of off-licence premises. This advice reflected evidence that a significant proportion of alcohol consumed in New Zealand is purchased from off-licence outlets and that restrictions on alcohol availability may contribute to reductions in alcohol-related harm.

Both New Zealand Police and Health New Zealand supported mandatory one-way door restrictions from midnight for on-licence premises. However, Health New Zealand acknowledged that the evidence regarding the effectiveness of one-way door policies is mixed and that trading hour restrictions may be more effective in reducing alcohol-related harm.

At a workshop held on 12 August 2026, elected members considered this feedback alongside the operation of the current Local Alcohol Policy and a range of potential policy issues. These included trading hours, one-way door restrictions, discretionary licence conditions, special licence requirements, and whether the policy should include location-based provisions relating to sensitive sites or concentrations of licensed premises.

Following discussion, elected members indicated support for retaining existing trading hours unless future local evidence demonstrates alcohol-related harm that could reasonably be addressed through reduced hours. Members also supported including location-based restrictions around sensitive sites, retaining the existing one-way door approach, and strengthening requirements for larger special licence events. These directions have been incorporated into the draft policy attached to this report.

The draft policy attached to this report reflects feedback received from statutory stakeholders, discussions held during the Council workshop, and staff assessment of the current policy. The consultation process is intended to test these proposed changes with the community before Council determines whether amendments are justified and should be adopted.

4. PROPOSED POLICY

The draft Local Alcohol Policy reflects the direction provided by elected members at the Council workshop held on 12 August 2026. Following consideration of stakeholder feedback, relevant evidence, and local circumstances, the draft policy proposes the following policies.

Location restrictions: A new policy is proposed restricting new licensed premises from locating within 100 metres of identified sensitive sites, including schools, marae, places of worship, and social service providers, except where the proposed premises are located within the Commercial Zone (COMZ) of the District Plan. The restriction would apply only to new licence applications and would not affect existing licensed premises or licence renewals.

Special licences and large events: Additional requirements are proposed for events anticipated to attract 400 attendees or more. These include:

- a requirement for event organisers to submit an Alcohol Management Plan as part of any special licence application; and
- a requirement for certified crowd control officers to be stationed at all public entrance and exit points during events where alcohol is sold or supplied.

Trading hours: Existing maximum trading hours are proposed to be retained, with on-licensed premises continuing to be permitted to sell alcohol from 8.00am until 2.00am the following day, seven days a week, and off-licensed premises continuing to be permitted to sell alcohol from 8.00am until 10.00pm, seven days a week. While Council noted the evidence presented by Health New Zealand and

New Zealand Police regarding the association between alcohol availability and alcohol-related harm, members considered there is currently insufficient local evidence to demonstrate that reducing the maximum trading hours currently allowed under the policy would materially reduce alcohol-related harm in the Kaikōura District.

One-way door restrictions: The current policy approach is proposed to remain unchanged. Council noted that the Sale and Supply of Alcohol Act 2012 enables District Licensing Committees to impose discretionary conditions on licences where appropriate, including one-way door restrictions. Under the existing policy, a one-way door restriction may be imposed as a condition of any new or renewed on-licence for a hotel or tavern from 12.00 midnight. Council also noted that one-way door arrangements are already being used in appropriate circumstances, that the District Licensing Committee retains the ability to apply such conditions on a case-by-case basis, and that the available evidence regarding their effectiveness in reducing alcohol-related harm is mixed. Accordingly, no changes to the current policy settings are proposed.

5. CONSULTATION APPROACH

The review of the Local Alcohol Policy will be undertaken using the Special Consultative Procedure in accordance with the *Sale and Supply of Alcohol Act 2012* and the *Local Government Act 2002*. The purpose of consultation is to seek community feedback on the draft policy and any proposed amendments before Council makes a final decision.

Consultation is proposed to run from 31 August 2026 to 2 October 2026. During this period, the Statement of Proposal, draft Local Alcohol Policy and supporting information will be made available on the Council website. Feedback will be sought through an online submission form, written submissions and other methods consistent with the Special Consultative Procedure.

The consultation programme will include a range of communication channels designed to maximise community awareness and participation. This includes media releases, newspaper advertising, Council website content, social media promotion and a radio advertising campaign.

Submitters will be given the opportunity to present their views to Council at a hearing scheduled for 21 October 2026. Following consideration of all submissions, officers will prepare a deliberations report evaluating feedback against the purpose and object of the Act. Recommendations will be presented to Council for consideration before a final Local Alcohol Policy is adopted.

The proposed consultation timetable is:

- 31 August 2026 – Consultation opens.
- 2 October 2026 – Consultation closes.
- 21 October 2026 – Hearings and Deliberations.
- 25 November 2026 – Final adoption of the Local Alcohol Policy.

Assessment Framework

When considering submissions and determining the final content of the Local Alcohol Policy, Council will assess proposals against the object of the *Sale and Supply of Alcohol Act 2012*. Particular regard will be given to the extent to which a proposal is supported by evidence of alcohol-related harm, the likely effectiveness of the proposed measure, whether there is a clear connection between the measure and the reduction of harm, and whether any restriction is proportionate and no more restrictive than reasonably necessary to achieve the object of the Act.

Council will also consider impacts on licence holders, businesses, residents, visitors, property owners, consumer access, local economic activity, and the availability of less restrictive alternatives. The final policy will seek to appropriately balance community wellbeing, public safety, individual rights and

economic interests, while giving greatest weight to evidence demonstrating a clear relationship between the proposed measure and the reduction of alcohol-related harm.

6. FINANCIAL IMPLICATIONS AND RISKS

The costs associated with consultation on the draft Local Alcohol Policy will be met from within existing budgets. No additional budget allocation is required to undertake the Special Consultative Procedure or associated communications and engagement activities.

There are no significant financial implications arising directly from the proposed consultation process. Any future operational, compliance, or implementation implications resulting from amendments to the Local Alcohol Policy will be considered as part of Council's final decision-making following consultation.

The principal risk is that changes to the Local Alcohol Policy could be challenged if they are not supported by sufficient evidence or are considered more restrictive than reasonably necessary to achieve the object of the *Sale and Supply of Alcohol Act 2012*. Conversely, retaining existing settings may be viewed by some stakeholders as not adequately addressing alcohol-related harm.

The proposed consultation process mitigates these risks by providing residents, licence holders, businesses, community organisations, New Zealand Police, Health New Zealand, and other interested parties with an opportunity to provide evidence and feedback before Council reaches a final decision. This will assist Council to make decisions that are evidence-based, proportionate, and responsive to local circumstances.

7. RELEVANT LEGISLATION

The Sale and Supply of Alcohol Act 2012 enables territorial authorities to adopt and review Local Alcohol Policies.

The Act requires a review of Local Alcohol Policies to be undertaken using the Special Consultative Procedure under the *Local Government Act 2002*. Any Local Alcohol Policy must be consistent with the object of the Act, namely that the sale, supply and consumption of alcohol should be undertaken safely and responsibly and that alcohol-related harm should be minimised.

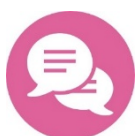
8. COMMUNITY OUTCOMES SUPPORTED

The proposed review of the Local Alcohol Policy supports the Community and Development outcomes identified in Council's strategic framework.

The review seeks to ensure that alcohol licensing settings remain appropriate for Kaikōura's circumstances and continue to support the safe and responsible sale, supply and consumption of alcohol. The consultation process also provides an opportunity for residents, businesses, licence holders and community organisations to participate in local decision-making.

This work supports:

- Community – through engagement with the community and consideration of measures intended to minimise alcohol-related harm.
- Development – through the provision of clear, transparent and consistent regulatory settings for licensed premises and associated economic activity.



Community

We communicate, engage and inform our community



Environment

We value and protect our environment

**Development**

We promote and support the development of our economy

**Future**

We work with our community and our partners to create a better place for future generations

Attachment A: Draft Statement of Proposal for the Local Alcohol Policy SCP

Attachment B: Draft Local Alcohol Policy Consultation Version

Attachment C: Local Alcohol Policy SCP Public Notice



KAIKŌURA DISTRICT COUNCIL

STATEMENT OF PROPOSAL

LOCAL ALCOHOL POLICY

This Statement of Proposal is prepared in accordance with the decision-making and consultation requirements of the Local Government Act 2002 ("LGA"), including sections 76–83.

1. Introduction

Kaikōura District Council is reviewing its Local Alcohol Policy (LAP) in accordance with the requirements of the Sale and Supply of Alcohol Act 2012.

Local Alcohol Policies enable territorial authorities to determine local licensing settings within the framework established by the Act. A LAP may include provisions relating to the location of licensed premises, restrictions on new licences, maximum trading hours, discretionary licence conditions, and one-way door restrictions.

The purpose of the review is to determine whether the current policy remains appropriate for Kaikōura and whether any amendments are required to better support the safe and responsible sale, supply and consumption of alcohol, while minimising alcohol-related harm.

As part of the review, Council has considered feedback from New Zealand Police, Health New Zealand, local alcohol licensing officials, and elected members regarding the operation and effectiveness of the current policy. This feedback has identified a number of areas for consideration, including trading hours, one-way door restrictions, discretionary licence conditions, provisions relating to special licences and events, and the potential use of location-based policies.

Council has not made final decisions on these matters and is seeking community feedback before determining the final content of the Local Alcohol Policy. This Statement of Proposal outlines the matters being considered and provides an opportunity for residents, businesses, community organisations, licence holders and other interested parties to have their say

2. Background

The Council adopted its current Local Alcohol Policy (LAP) in 2020. The policy is now being reviewed through a Special Consultative Procedure, as required by the Sale and Supply of Alcohol Act 2012 (the Act).

Feedback on the Current LAP

To inform the review, Council engaged with Health New Zealand, New Zealand Police, and local alcohol licensing and public health officials.

In response, New Zealand Police and Health New Zealand expressed support for a mandatory 1.00 am closing time for on-licence premises. Health New Zealand noted that international evidence demonstrates an association between later trading hours for on-licence premises and increased alcohol consumption and related harm, including violence and alcohol-impaired driving crashes. However, no Kaikōura-specific data was provided.

Health New Zealand recommended that off-licence premises be restricted to trading between 9.00 am and 9.00 pm and that a cap be placed on the number of off-licences. Health New Zealand advised that measures limiting the availability of alcohol through off-licence premises can reduce alcohol-related harm, as a significant proportion of such harm is associated with alcohol purchased from off-licences. They noted that more than 75% of alcohol consumed in New Zealand is purchased through off-licence outlets and that reduced trading hours have been associated with reductions in Police-recorded nocturnal assaults.

Both New Zealand Police and Health New Zealand expressed a preference for the one-way door restriction from midnight to be mandatory, rather than applied as a discretionary condition by the District Licensing Committee. However, Health New Zealand also acknowledged that the evidence regarding the effectiveness of one-way door restrictions is mixed.

For special events, Health New Zealand recommended a maximum of two drinks per purchase. New Zealand Police supported the use of certified crowd controllers at events.

Council Feedback

At a workshop held on 12 August 2026, elected members considered feedback from New Zealand Police, Health New Zealand, licensing officials, and Council officers regarding the operation and effectiveness of the current Local Alcohol Policy.

Following discussion, elected members indicated support for:

- retaining current maximum trading hours for on-licences and off-licences unless future local evidence demonstrates alcohol-related harm that may be reduced through shorter trading hours;
- introducing a location-based policy preventing new licensed premises from establishing within 100 metres of identified sensitive sites;
- retaining the current discretionary approach to one-way door restrictions;

- strengthening requirements for special licence events with 400 attendees or more through mandatory alcohol management plans; and
- requiring certified crowd control officers at entrance and exit points for larger alcohol-related events.

The draft Local Alcohol Policy has been prepared to reflect this direction, and Council is now seeking community feedback before making final decisions.

3. The Proposal Changes

The draft Local Alcohol Policy proposes the following key changes.

Location Restrictions

A new location-based policy is proposed restricting new licensed premises from establishing within 100 metres of:

- schools
- licensed ECE facilities
- marae
- churches/places of worship
- alcohol and drug treatment facilities
- social service providers delivering services to vulnerable persons

This policy does not apply to proposed premises located within the Commercial Zone (COMZ). Existing licensed premises would not be affected.

Special Licences and Large Events

Additional requirements are proposed for events with attendance of 400 people or more. These include:

- mandatory submission of an Alcohol Management Plan as part of the special licence application process; and
- certified crowd control officers being positioned at event entrance and exit points where alcohol is being sold or supplied.

These measures are intended to support safe event management and minimise alcohol-related harm.

4. Assessment Framework

In assessing submissions and determining the final content of the Local Alcohol Policy, Council will have regard to:

- the object of the Sale and Supply of Alcohol Act 2012;
- evidence of alcohol-related harm;
- local circumstances and community views;
- the likely effectiveness of proposed measures;
- whether proposed restrictions are proportionate to the issues identified;

- impacts on residents, businesses and visitors;
- practicality and enforceability; and
- the availability of less restrictive alternatives.

Council has not made final decisions on any proposed amendments and is seeking community feedback before determining the final policy

5. Options Considered

In accordance with sections 76–81 of the LGA, Council has considered reasonably practicable options.

In accordance with sections 76-81 of the Local Government Act 2002, Council has considered a range of reasonably practicable options as part of its review of the Local Alcohol Policy. These options were informed by feedback from New Zealand Police, Health New Zealand, licensing officials, and discussion by elected members.

Trading Hours

Council considered the following options:

Option A: Retain existing trading hours (Preferred Option)

- On-licences: 8.00am to 2.00am.
- Off-licences: 8.00am to 10.00pm.

Advantages

- Maintains current business operating arrangements.
- Avoids imposing additional restrictions without clear local evidence of harm.
- Minimises impacts on hospitality businesses, residents and visitors.

Disadvantages

- May not achieve the reduction in alcohol-related harm that some research associates with reduced alcohol availability.
- Does not respond to recommendations from Health New Zealand and New Zealand Police for earlier closing times.

Option B: Reduce trading hours

- Reduce on-licence and/or off-licence trading hours below current levels.

Advantages

- May reduce alcohol-related harm associated with late-night alcohol consumption.
- Supported by Health New Zealand and New Zealand Police.

Disadvantages

- Limited Kaikōura-specific evidence demonstrating such restrictions are required.
- Could adversely affect businesses and consumer choice.
- May be perceived as disproportionate to the evidence available.

Council's preferred option is to retain existing trading hour settings and review them in future if local evidence demonstrates alcohol-related harm that may be reduced through additional restrictions.

Location Restrictions

Council considered the following options:

Option A: No location restrictions

- Continue the current approach with no separation distances from sensitive sites.

Advantages

- Maximum flexibility for applicants.
- No additional compliance or assessment requirements.

Disadvantages

- Provides limited guidance regarding the suitability of licensed premises near sensitive community facilities.
- Does not utilise powers expressly available under the Act.

Option B: Restrict new licences within 100 metres of sensitive sites outside the Commercial Zone (Preferred Option)

- Apply a 100-metre separation distance to new licences near schools, marae, places of worship, social service providers and similar sensitive sites.
- The restriction would not apply to premises located within the Commercial Zone (COMZ).
- Existing licensed premises would not be affected.

Advantages

- Provides greater protection for sensitive community facilities.
- Supports consistency and predictability in licensing decisions.
- Balances protection of sensitive sites with the need to maintain commercial activity and hospitality opportunities within the town centre.

Disadvantages

- May limit future location options for new licensed premises.
- A specific distance threshold may be challenged if not supported by sufficient evidence.

Council's preferred option is to introduce a 100-metre separation distance between new licensed premises and identified sensitive community facilities, while exempting premises located within the Commercial Zone (COMZ) and existing licensed premises and renewals. This approach seeks to protect sensitive sites while recognising the role of the Commercial Zone as the primary location for commercial and hospitality activities within the district.

One-Way Door Restrictions

Council considered the following options:

Option A: Retain the current discretionary approach (Preferred Option)

- Continue allowing the District Licensing Committee to impose one-way door restrictions where considered appropriate.

Advantages

- Provides flexibility to respond to specific circumstances.
- Allows conditions to be tailored to individual premises.
- Avoids imposing requirements where they may not be justified.

Disadvantages

- Less consistent than a district-wide mandatory approach.
- May result in different approaches being applied to different premises.

Option B: Mandatory one-way door restrictions

- Require one-way door restrictions for specified on-licensed premises.

Advantages

- Provides a consistent district-wide approach.
- Supported by New Zealand Police and Health New Zealand.

Disadvantages

- Mixed evidence regarding effectiveness.
- Removes flexibility from decision-makers.
- May impose compliance costs on businesses where risks are low.

Council's preferred option is to retain the existing discretionary approach.

Special Licences and Large Events

Council considered the following options:

Option A: Retain current provisions

- Continue the existing special licence requirements.

Advantages

- Minimal additional compliance requirements.
- Maintains flexibility for event organisers.

Disadvantages

- Provides less assurance regarding management of alcohol-related risks at larger events.
- Relies on case-by-case assessment.

Option B: Strengthen requirements for large events (Preferred Option)

- Require an Alcohol Management Plan for special licence events with 400 attendees or more.
- Require certified crowd control officers at entrance and exit points where alcohol is sold or supplied at events with 400 attendees or more.

Advantages

- Provides greater assurance that alcohol-related risks are identified and managed.
- Supports public safety and responsible event management.
- Reflects recommendations received through the review process.

Disadvantages

- Increases compliance requirements and costs for organisers of larger events.
- May create additional administrative requirements for some community events.

Council's preferred option is to strengthen requirements for larger events while retaining a proportionate approach for smaller events.

6. Consultation Process

The Council is required to consult using the Special Consultative Procedure, as committed to in the existing policy.

The review of the Local Alcohol Policy will be undertaken using the Special Consultative Procedure in accordance with the *Sale and Supply of Alcohol Act 2012* and the *Local Government Act 2002*. The purpose of consultation is to seek community feedback on the draft policy and any proposed amendments before Council makes a final decision.

Consultation is proposed to run from 31 August 2026 to 2 October 2026. During this period, the Statement of Proposal, draft Local Alcohol Policy and supporting information will be made available on the Council website. Feedback will be sought through an online submission form, written submissions and other methods consistent with the Special Consultative Procedure.

The consultation programme will include a range of communication channels designed to maximise community awareness and participation. This includes media releases, newspaper advertising, Council website content, social media promotion and a radio advertising campaign.

Submitters will be given the opportunity to present their views to Council at a hearing scheduled for 21 October 2026. Following consideration of all submissions, staff will prepare a deliberations report evaluating feedback against the purpose and object of the Act. Recommendations will be presented to Council for consideration before a final Local Alcohol Policy is adopted.

The proposed consultation timetable is:

- 31 August 2026 – Consultation opens.
- 2 October 2026 – Consultation closes.
- 21 October 2026 – Hearings and Deliberations.
- 25 November 2026 – Final adoption of the Local Alcohol Policy.



Kaikōura District Council

LOCAL ALCOHOL POLICY 2026

Sale and Supply of Alcohol Act 2012

Approved by:	Executive
Responsible for its Updating:	Planning Department
Final Approval by:	Council
Prior Issues:	2014 / 2020
Date of This Issue:	11/2026
Proposed Date of Review:	11/2032

BACKGROUND

The Sale and Supply of Alcohol Act 2012 establishes the framework within which a Local Alcohol Policy (LAP) may operate. Under section 77, a LAP may address:

- Location of licensed premises (by area, proximity to specific premises, or proximity to key facilities)
- Restrictions on new licences in all or part of the district
- Maximum trading hours
- Discretionary licence conditions
- One-way door policies

A LAP may also apply conditions to groups of licences and has legal standing once adopted.

When preparing a draft LAP, councils must consult Police, Licensing Inspectors, and Medical Officers of Health, and must consider:

- district plan objectives
- existing licence numbers, locations, and hours
- alcohol-ban areas
- resident and visitor demographics
- district health indicators
- the nature and severity of alcohol-related harm

The wider community must then be consulted through the Local Government Act's special consultative procedure.

The Act's purpose is to ensure alcohol is sold, supplied, and consumed safely and responsibly, and to minimise alcohol-related harm. Harm is defined broadly to include crime, injury, illness, disorder, and wider social impacts. These outcomes are equally important and not a balancing exercise.

Kaikōura's LAP has been developed collaboratively with key agencies and the community to provide a clear, consistent framework for managing alcohol within the district.

This policy must be taken into account by the District Licensing Committee and the Alcohol Regulatory and Licensing Authority when determining licence applications within the district.

Existing licences will continue under their current conditions until they are renewed. The provisions of this LAP apply to new licence applications and to renewals from the date the policy comes into force, in accordance with the *Sale and Supply of Alcohol Act 2012*.

Council has adopted a 100-metre separation distance for new licensed premises near sensitive community facilities. The restriction does not apply within the Commercial Zone (COMZ), recognising that commercial and hospitality activities are anticipated within this area. Existing licensed premises are not affected by this provision.

POLICY OBJECTIVES

The LAP is intended to support Kaikōura as a safe and vibrant place to live, work, play, and visit.

The broader community outcomes the policy seeks to achieve are:

- Promote community safety
- Reflect the district's changing character
- Minimise alcohol-related harm across all areas
- Ensure responsible sale, supply, and consumption of alcohol

The more specific policy intentions that support those outcomes are:

- Regulate operating hours for on-, off-, and club licences
- Ensure licensed premises take steps to minimise harm
- Provide clear guidance to the District Licensing Committee
- Support consistent, transparent local decision-making in line with the Act

Together, these objectives ensure the LAP is robust, workable, and aligned with the Act's purpose, giving both applicants and the community clarity about how alcohol will be managed within Kaikōura District.

DEFINITIONS

The following definitions are defined in Section 5 of the Act, and apply to this policy;

- **alcohol** means a substance -
 - (a) that -
 - (i) contains a fermented, distilled or spirituous liquor; and
 - (ii) at 20°C is found on analysis to 1.15% or more ethanol by volume; or
 - (b) that -
 - (i) is a frozen liquid, or a mixture of a frozen liquid and another substance or substances; and
 - (ii) is alcohol (within the meaning of paragraph (a) when completely thawed to 20°C; or
 - (c) that, whatever its form, is found on analysis to contain 1.15% or more ethanol by weight in a form that can be assimilated by people.
- **alcohol related harm** -
 - (a) means the harm caused by the excessive or inappropriate consumption of alcohol; this includes:
 - (i) any crime, damage, death, disease, disorderly behaviour, illness, or injury directly or indirectly caused or directly or indirectly contributed to, by the excessive or inappropriate consumption of alcohol, and;
 - (ii) any harm to society generally or the community, directly or indirectly caused, or indirectly contributed to, by any crime, damage, death, disease disorderly behaviour, illness, or injury of a kind described in paragraph (a).
- **amenity and good order of the locality**, in relation to an application for a new licence or

renewal, means to the extent to which, and ways in which, the locality in which the premises concerned are situated is (or, in the case of a conveyance, the localities where the conveyance is likely to travel are) pleasant or agreeable.

- **bar**, in relation to a hotel or tavern, means a part of the hotel or tavern used principally or exclusively for the sale or consumption of alcohol.
- **bottle store** means retail premises where at least 85% of the annual sales revenue is expected to be earned from the sale of alcohol for consumption somewhere else (see section 32) (1).
- **club** means a body that-
 - (a) is a body corporate having as its object (or as one of its objects) participating in or promoting a sport or other recreational activity, otherwise than for gain; or
 - (b) is a body corporate whose object is not (or none of whose objects is) gain; or
 - (c) holds permanent club charter.
- **grocery store** means a shop that-
 - (a) has the characteristics normally associated with shops of the kind commonly thought of as grocery shops; and
 - (b) comprises premises where-
 - (i) a range of food products and other household items is sold; but
 - (ii) the principal business carried on is or will be the sale of food products (see section 33) (1).
- **hotel** means premises used or intended to be used in the course of business principally for providing to the public-
 - (a) lodging; and
 - (b) alcohol, meals, and refreshments for consumption on the premises.
- **intoxicated** means observably affected by alcohol, other drugs or other substances (or a combination of 2 or all of those things) to such a degree that 2 or more of the following are evident;
 - (a) appearance is affected;
 - (b) behaviour is impaired;
 - (c) co-ordination is impaired;
 - (d) speech is impaired.
- **one way door restriction**, in relation to a licence, is a requirement that during the hours stated in the restriction -
 - (a) no person is to be admitted (or re-admitted) into the premises unless he or she is an exempt person; and
 - (b) no person who has been admitted (or re-admitted) into the premises while the restriction applies to the licence is to be sold or supplied with alcohol.
- **premises** -
 - (a) includes a conveyance; and
 - (b) includes part of any premises; and
 - (c) in relation to a licence, means the premises it was issued for
- **restaurant** means premises that-
 - (a) are not a conveyance; and

- (b) are used or intended to be used in the course of business principally for supplying meals to the public for eating on the premises.
- **restricted area -**
 - (a) means an area that is designated (under section 119 or a corresponding provision of a former licensing Act) as an area to which minors must not be admitted; and
 - (b) in relation to any licensed premises or the licensee or a manager of any licensed premises, means an area of those premises that is designated (under this Act or a former licensing Act) as an area to which minors must not be admitted
- **sell**, in relation to alcohol, includes-
 - (a) charge a fee (however described, and whether an entry fee, a ticket price, or a payment of any other kind) for an alcohol-inclusive matter; and
 - (b) require, ask for, or (expressly or by implication) suggest the making of a koha or other donation (whether to be made before, after, or during the entry event, activity, or function concerned) in relation to an alcohol-inclusive matter.
- **social service provider** means an organisation that provides counselling, emergency assistance, housing support, youth services, family violence services, mental health support, or other social assistance services to vulnerable individuals, families, or communities.
- **supervised area-**
 - (a) means an area that is designated (under [section 119](#) or a corresponding provision of a former licensing Act) as an area to which minors must not be admitted unless accompanied by a parent or guardian; and
 - (b) in relation to any licensed premises or the licensee or a manager of any licensed premises, means an area of those premises that is designated (under this Act or a former licensing Act) as an area to which minors must not be admitted unless accompanied by a parent or guardian.
- **supermarket** means premises with a floor area of at least 1 000 m² including any separate departments set aside for such foodstuffs as fresh meat, fresh fruit and vegetables, and delicatessen items (see section 32)(1).
- **tavern** means premises used or intended to be used in the course of business principally for providing alcohol and other refreshments to the public; but does not include an airport bar.

POLICY

POLICY 1: MAXIMUM PERMITTED TRADING HOURS

Note:

Applicants may apply for trading times within or up to the maximum permitted trading hours. Granting of trading hours shall be at the discretion of the licensing committee or Authority and may not necessarily be the full or maximum trading hours outlined in this section.

POLICY 1.1 On-licences

On-licensed premises are where alcohol is sold and consumed on site (e.g. a restaurant, a tavern, a hotel).

- (a) The maximum permitted trading hours in the Kaikōura district for all on-licensed businesses [except hotels and taverns covered by (b)] shall be:
Monday to Sunday from 8.00am to 2.00am(the following day).
- (b) The maximum permitted trading hours in the Kaikōura district for all on-licensed taverns and hotels shall be: **Monday to Sunday from 8.00am to 2.00am (the following day)**
- (c) The following hours apply to hotel in bedroom mini bars sales: **Monday to Sunday 24 hours a day**

POLICY 1.2 Off-licences

Off-licensed premises are where alcohol is purchased to be consumed off site, and include bottle stores, supermarkets, grocery stores and remote sellers.

- (a) The maximum permitted trading hours in the Kaikōura district for-all off-licensed premises shall be: **Monday to Sunday from 8.00am to 10.00pm**

POLICY 1.3 Club licences

- (a) The maximum permitted trading hours in the Kaikōura district for all clubs, reflecting the principal nature or activity of the club, shall be:
 - **Sunday to Thursday from 8.00am to 10.00pm**
 - **Friday and Saturday from 8.00am to 12.00 midnight**

POLICY 2: SPECIAL LICENCES

On-site Special licences authorise and control the sale and supply of alcohol for events (such as a wine and food festival) where a premise is not licenced, and alcohol is sold and supplied to those attending for consumption on the premises. An application for an on-site Special Licence may be made for events (such as a wedding reception or school reunion) where a permanent on, off or club license is not appropriate.

Off-site special licences authorise and control the sale of alcohol for events (such as wine and food and beer festivals) where a premise is unlicensed and the licensee's alcohol is sold for consumption somewhere else off the premises.

(Refer to section 22 of the Act)

POLICY 2.1 On-site and off-site Special licences can cover an event or series of related events for a maximum of six events. A **maximum of 26 on-site and off-site special licenses or on-site and off-site special licences covering 26 events** (whichever

is the lesser) will be issued per year (1 July to 30 June) per premises.

POLICY 2.2 Where the premise already holds an on-license, the conditions of an on-site special license will specify a closing time no more than two hours later than permitted by the current on-license.

POLICY 2.3 For any special licence application where the anticipated attendance is 400 persons or greater, the applicant must provide an Alcohol Management Plan to the District Licensing Committee as part of the application. The Alcohol Management Plan shall identify:

- event management arrangements;
- host responsibility measures;
- intoxication management procedures;
- security arrangements;
- transport arrangements;
- procedures for preventing under-age drinking; and
- any other matters required by the District Licensing Committee.

POLICY 2.4 For any special licence application where the anticipated attendance is 400 persons or greater and alcohol is to be sold or supplied, a certified crowd control officer must be positioned at each public entrance and exit for the duration of the event, unless the District Licensing Committee is satisfied that alternative arrangements will achieve an equivalent level of safety and control.

POLICY 3: DISCRETIONARY CONDITIONS

The Sale and Supply of Alcohol Act 2012, allows District Licencing Committees to apply discretionary conditions on all licences issued such as:

POLICY 3.1 Supervised designation of bottle stores to ensure unaccompanied minors do not enter bottle stores.

POLICY 3.2 Display of safe drinking messages, material and signage to be clearly displayed at all points of sale, including food availability, transport options and identification options.

POLICY 3.3 A one-way door restriction may be imposed as a condition of any new or renewal on-licence for any hotel or tavern from 12.00 midnight.

POLICY 3.4 Conditions may be applied to licences in a graduated manner that would promote the object of the Act and could include (but not limited to) restrictions on type or quantity of alcohol sold as well as mechanisms that support harm minimisation, e.g. CCTV.

POLICY 3.5 A requirement for two Duty Managers to be on-site may be imposed as a condition of any new or renewal on licence for any hotel or Tavern.

POLICY 3.6 For any new or renewal of a club license, a condition may be imposed to have a manager on-site where the District Licencing Committee consider it to be appropriate.

POLICY 4: LOCATION OF LICENSED PREMISES

POLICY 4.1 Sensitive Sites New on-licence, off-licence and club licence applications shall not be granted where the principal entrance of the licensed premises is located within 100 metres of:

- a school;
- a licensed early childhood education facility;
- a marae;
- a church or other place of regular worship;
- an alcohol and drug treatment facility; or
- a social service provider delivering services to vulnerable persons.

unless the proposed premises are located within the Commercial Zone (COMZ).

The distance shall be measured by the shortest pedestrian route from the principal entrance of the licensed premises to the principal entrance of the sensitive site.

POLICY 4.2 POLICY 4.1 does not apply to:

- existing licensed premises;
- applications for renewal of an existing licence; or
- applications for variation of a licence where the premises remain substantially unchanged.

POLICY 5: ADOPTION OF THE POLICY

POLICY 5.1 The Kaikōura District Local Alcohol Policy (LAP) was formally adopted by the Kaikōura District Council on 25 November 2026, and that the said Council shall resolve that the Policy will come into force, with legal standing on 27 November 2026.

POLICY 5.2 The Sale and Supply of Alcohol Act 2012 requires the LAP must be reviewed every 6 years via the special consultative process, although Council may choose to review it sooner.

Chief Executive Officer
Kaikōura District Council

Mayor
Kaikōura District Council



Public Notice of Proposal to Adopt a Local Alcohol Policy

Kaikōura District Council is inviting the community to have their say on a proposed Local Alcohol Policy (LAP) through a Special Consultative Procedure under the *Sale and Supply of Alcohol Act 2012* and the *Local Government Act 2002*. The Local Alcohol Policy establishes local alcohol licensing settings and seeks to support the safe and responsible sale, supply and consumption of alcohol while minimising alcohol-related harm.

The draft policy proposes retaining current maximum trading hours for licensed premises, introducing location restrictions for new licences near sensitive community facilities, retaining the current discretionary approach to one-way door restrictions, and strengthening requirements for larger special licence events.

The proposed policy would:

- Retain existing maximum trading hours for on-licences and off-licences.
- Restrict new licensed premises from establishing within 100 metres of schools, marae, places of worship, social service providers, alcohol and drug treatment facilities, and other sensitive community facilities, except where the proposed premises are located within the Commercial Zone (COMZ).
- Require Alcohol Management Plans and certified crowd control officers for special licence events with 400 attendees or more.
- Retain the current discretionary approach to one-way door restrictions.

Adoption of the Local Alcohol Policy does not automatically change existing licences. Existing licensed premises would continue to operate under their current licences, with the policy primarily applying to new licence applications and future licence renewals as provided for under the *Sale and Supply of Alcohol Act 2012*.

Invitation for Submissions

Public consultation on the proposed Local Alcohol Policy will run from **31 August 2026 to 2 October 2026**. Full details, including the Statement of Proposal, Draft Local Alcohol Policy, and supporting information, will be available on Council's website at www.kaikoura.govt.nz.

This is your opportunity to help shape how alcohol licensing is managed in Kaikōura District. Council welcomes feedback from residents, businesses, licence holders, community organisations, mana whenua, and all interested parties. You can provide your feedback by:

- Sending a written submission to: **Kaikōura District Council, PO Box 6, Kaikōura.**
- Emailing: submissions@kaikoura.govt.nz.
- Completing the online submission form at: www.kaikoura.govt.nz/have-your-say.

Submissions must be received by **5.00pm on Friday 2 October 2026**. Please indicate whether you wish to be heard by Council in support of your submission. Public hearings are scheduled to take place in the Council Chambers on **21 October 2026**. Council will consider all submissions before making a final decision on the Local Alcohol Policy.

Report to:	Council	
Date:	26 August 2026	
Subject:	Waitaha Canterbury Regional Spatial Plan Committee	
Prepared by:	M Hoggard – Strategy, Policy and District Plan Manager	
Input sought from:	P Kearney - Senior Manager Corporate Services D Hirst - Senior Advisor – Strategy and Policy	
Authorised by:	W Doughty - Chief Executive Officer	

1. SUMMARY

The purpose of this paper is to seek council's agreement to the establishment of the Waitaha Canterbury Regional Spatial Plan Committee, nomination of one elected member representative to the Waitaha Canterbury Regional Spatial Plan Committee and confirmation of the council's commitment to its share of the budget for development of the Waitaha Canterbury Regional Spatial Plan.

2. RECOMMENDATION

It is recommended that the Council *subject to the enactment of the Planning Act and subject to the outcome of the Head Start proposal*:

- a) Approves in principle the establishment of the Waitaha Canterbury Regional Spatial Plan Committee (as a joint committee under the Local Government Act)
- b) Approves the draft terms of reference for the Waitaha Canterbury Regional Spatial Plan Committee
- c) Notes: that the Waitaha Canterbury Regional Spatial Plan Committee might reasonably seek amendments to the Terms of Reference as the establishment phase progresses.
- d) Appoints as [Mayor or Councillor] Kaikōura council's representative on the Waitaha Canterbury Regional Spatial Plan Committee.
- e) Appoints as [Mayor or Councillor] Kaikōura council's alternative representative on the Waitaha Canterbury Regional Spatial Plan Committee
- f) Agrees to withhold its share of funding (\$18,137.50) for the \$725,000 requested for 2026/2027 financial year until the outcome of our joint Head Start proposal with Marlborough District Council is known from central government at the end of October 2026, noting that should no decision be made by government by that time Kaikōura District Council will progress with the financial contribution in full.
- g) Notes: that appropriate in-kind resource support from Kaikōura District Council will continue in the interim.
- h) Notes: that should Kaikōura District Council continue to be part of the Canterbury regional spatial plan process, a funding share split of 2.5% is expected for the overall development and delivery of the Waitaha Canterbury Regional Spatial Plan.
- i) Notes: the funding arrangements for the development of the Regional Spatial Plan, including additional costs beyond the establishment phase in FY 2026 2027, will be considered and agreed as part of the establishment phase.
- j) Notes: that resourcing and budgets will be refined through the establishment phase of the Programme with future reports for updated funding requirements provided to council as required

- k) Delegates authority to the Waitaha Canterbury Regional Spatial Plan Committee to appoint an independent chair at its first meeting.
- l) Notes: the next decision for the council, with respect to the Waitaha Canterbury Regional Spatial Plan, is the approval of the Process Agreement to enable preparation of the regional spatial plan to formally commence.
- m) Notes: the Christchurch City Council has confirmed through the Mayoral Forum to host the Independent Waitaha Canterbury Regional Spatial Plan Programme Director, the associated programme management office and the secretariat.

3. KEY POINTS

NOTE: The information provided in this paper has been updated based on the Select Committee's report on the Planning Bill (20 July 2026). The development of a Regional Spatial Plan for Waitaha-Canterbury will be a legislative requirement on all 11 Canterbury Councils. It is not discretionary and involves ambitious timeframes for its completion in support of a rapid transition to the new, digitally enabled, planning system by 2029.

The Planning Bill and Natural Environment Bill were introduced to Parliament in December 2025 and are currently before the Environment Select Committee. The Committee reported back to the House on 20 July 2026. Enactment of the legislation expected prior to the House rising before the 2026 general election, likely September 2026.

The Planning Bill (the Bill) requires a combined plan for each region. The combined plan consists of the regional spatial plan, the natural environment plan for the region and a land use plan for each district within the boundaries of a region.

Based on the Select Committee report (20 July 2026) the regional spatial plan is to be notified within 21 months of enactment of the Planning Bill. At this stage, this is likely to occur before final decisions on unitary arrangements for the Canterbury region are made. Due to the timing for the regional spatial plan to be notified, the boundary in this context refers to the existing Canterbury local authority boundaries.

The Planning Bill requires all local authorities in a region to establish a statutory Spatial Plan Committee to develop and oversee the regional spatial plan.

The development of the Waitaha Canterbury Regional Spatial Plan is a significant new statutory planning programme and initial scoping indicates a total budget of between \$7-10 million.

The Programme's overall resourcing requirements and budget will be further refined during the establishment phase by the Programme Secretariat, in collaboration with Council officers.

4. BACKGROUND

Central Government is undertaking significant Resource Management Reform, replacing the Resource Management Act with the Planning and Natural Environment Acts. The reform programme is expected to fundamentally change how planning, consenting, compliance, and environmental management functions are delivered.

Under the Planning Bill, local authorities are required to prepare a combined plan for each region. The combined plan consists of the regional spatial plan, the natural environment plan for the region and a land use plan for each district within the boundaries of a region (see figure 1).

The Bill states that there must be a regional spatial plan for each region, and the boundary of the area where a regional spatial plan applies, must align with the boundary of the region to which the plan relates. These regions are currently based on existing regions regardless of headstart proposals.

According to the Select Committee report on the Planning Bill (20 July 2026) the regional spatial plan is to be notified within 21 months of enactment of the Planning Bill. At this stage, this is likely to occur before final decisions on unitary arrangements for the Canterbury region are made, therefore the governance and committee structures proposed in this paper are based on current regional boundaries.

The regional spatial plan sets the region’s strategic spatial framework for urban development, infrastructure investment, environmental limits and land use.

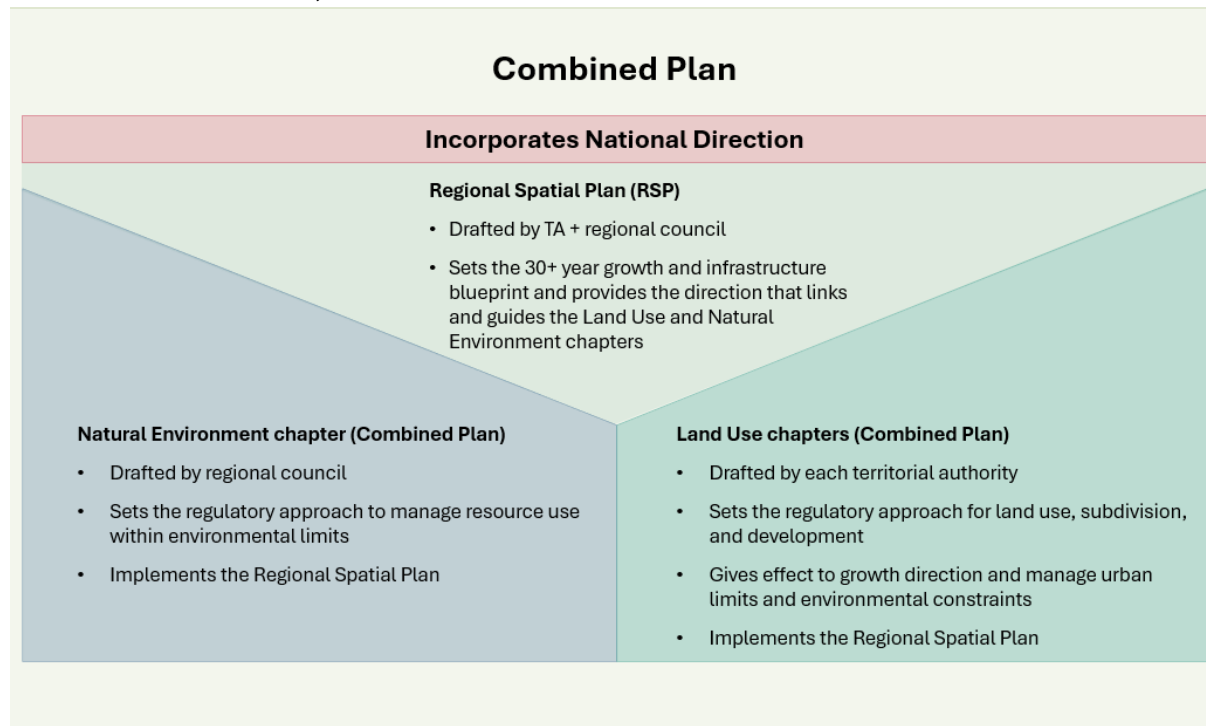


Figure 1 – Combined Plan Structure

5. WAITAHA CANTERBURY REGIONAL SPATIAL PLAN COMMITTEE

The local authorities of each region must work together to provide terms of reference for a committee to perform or exercise the functions, duties, and powers of a spatial plan committee under the Planning Bill.

The spatial plan committee may be appointed in accordance with the Local Government Act 2002, or an existing committee established under legislation.

The key function of the spatial plan committee is to prepare and consult on a draft regional spatial plan, recommend the draft regional spatial plan to all local authorities in the region for approval to publicly notify it, and then provide advice to the local authorities in the region on the independent hearing panel’s recommendation on the draft regional spatial plan and review and amend the regional spatial plan for the region.

The spatial plan committee must appoint a chairperson and a secretariat in accordance with the regulations.

The Minister may appoint one member to the committee, and one or more additional members if the local authorities in the region agree to the additional members.

The Canterbury Mayoral Forum (Mayoral Forum) has considered options for the Waitaha Canterbury regional spatial plan committee, along with a draft Terms of Reference for the Committee, while acknowledging that both the make-up of the Waitaha Canterbury Regional Spatial Plan Committee and its Terms of Reference must be endorsed by all Waitaha Canterbury local authorities.

The Mayoral Forum's recommendation to the Canterbury local authorities for the Regional Spatial Plan Committee is:

- one elected member (Mayor/Chair) from each Canterbury Local Authority
- three representatives from mana whenua (as agreed by Papatipu Rūnanga)
- one independent chair (non-voting)
- one Crown appointment (non-voting)

This option, shown in figure 2, provides all councils with a voice at the table, gives strong legitimacy to the process and provides direct representation.

A draft Terms of Reference has been considered by the Mayoral Forum and is provided at **Attachment One**.

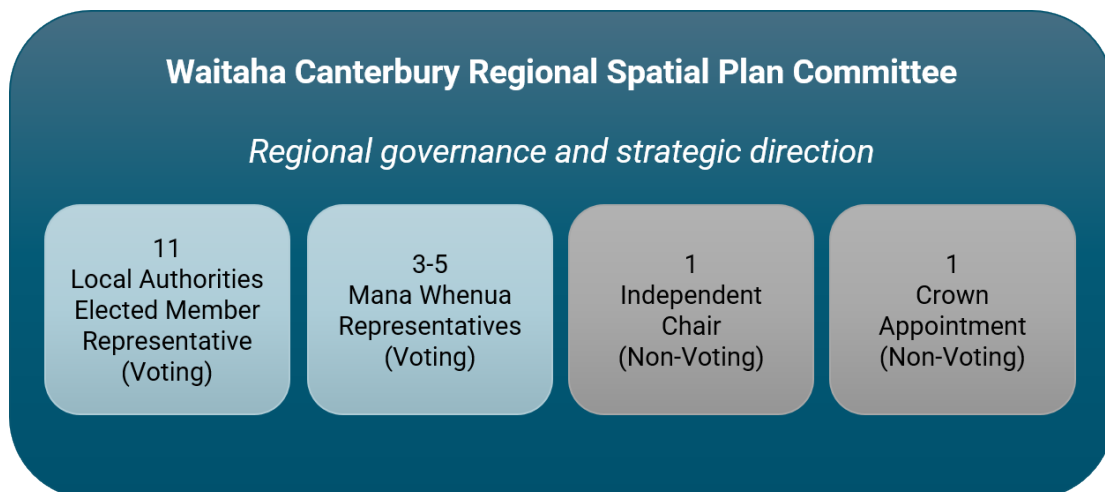


Figure 2 – Regional Spatial Plan Committee membership and partner representation

6. PROCESS AGREEMENT

Under the Bill, the local authorities of each region must agree a Process Agreement that covers matters that in effect form the high-level scope and approach to the preparation of a regional spatial plan. Taken from the Bill itself (20 July 2026), the matters it must cover include:

- how the local authorities will work together and work with the spatial plan committee:*
- whether there will be any division of responsibilities between the local authorities for making decisions on certain matters or parts of the draft regional spatial plan (for example, if a particular territorial authority will be the sole decision-maker on certain content relating to its district), or if all decisions will be made unanimously:*
- how the spatial plan committee must carry out the consultation required by clauses 8 and 9, including by identifying who the local authorities consider to be relevant infrastructure providers, representatives of the development sector, representatives of other sector groups, and representatives of the wider community for the purposes of clause 8(1)(a)(vi):*
- how the secretariat for the draft regional spatial plan will be established and managed:*
- processes to ensure that each local authority complies with any obligations under iwi participation legislation (including any agreements under that legislation), any existing joint management agreements, and any Mana Whakahono ā Rohe:*

f) any other matter prescribed in regulations

The next decision required from Councils will be to approve the Regional Spatial Plan Process Agreement, to be developed by Council staff, and enabling the Regional Spatial Plan Committee to formally come into effect and the statutory development of the Waitaha-Canterbury Regional Spatial Plan to commence.

7. APPOINTMENT TO THE WAITAHA CANTERBURY REGIONAL SPATIAL PLANNING COMMITTEE

Given the significance of the Waitaha Canterbury Regional Spatial Plan to the region, the Mayoral Forum has recommended that the nomination be the Mayor / Chair, however it is for each council to give consideration to who they want to nominate to the Committee.

It is recommended that each council nominate an alternative member to cover for the key nomination in the event that they are unavailable. The key nomination will need to ensure that the alternative is well briefed to ensure continuity and avoid revisiting earlier decisions.

The functions of the committee are set out in the attached draft terms of reference:

8. GOVERNANCE ARRANGEMENTS

Christchurch City Council has agreed to host the Independent Waitaha Canterbury Regional Spatial Plan (RSP) Programme Director, the associated programme management office and secretariat. The interim programme governance for the RSP Programme is in its establishment and pre-enactment phase to enable the Regional Spatial Planning Committee to be established with support of the RSP Programme Director.

Chief Executives have considered the implications of regional spatial planning as part of the new planning systems and have expressed a desire to maintain clear oversight of the RPS Programme given the scale, complexity and strategic risks in delivering on the imminent legislative requirements.

Key drivers for the Chief Executives, through the Chief Executives Forum (CE Forum), for having a clear and ongoing role in Regional Spatial Planning governance, particularly as part of the establishment phase include:

- a. the requirement for future regional spatial and planning committees, with key decisions to be sought and coordinated by all 11 Councils
- b. strong governance and oversight to manage risk and sequencing alongside other reforms
- c. the need for consistent technical, policy and operational preparedness across councils
- d. efficient use of limited specialist capacity
- e. financial implication for all 11 Councils over multiple years.

The proposed RSP governance structure (see figure 3) incorporates shared governance, resourcing and accountability designed to support the Regional Spatial Planning Programme as a joint, cross-councils programme.

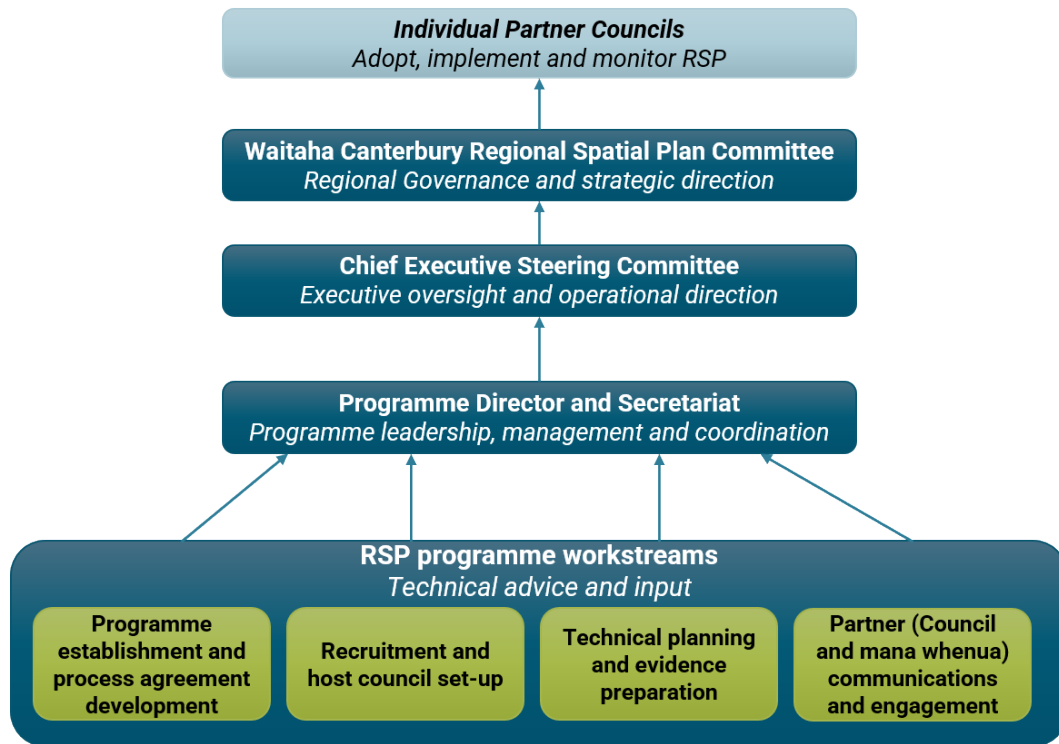


Figure 3 – Proposed Regional Spatial Planning Programme Governance Structure

Key elements include:

- a) **Regional Spatial Planning Committee:** to provide regional governance oversight and coordinated direction aligned to the draft RSP Committee Terms of Reference and consistent with the responsibilities as currently set out in Section 71 of the *Planning Bill 2025*.
- b) **Chief Executives Forum:** to provide executive oversight and direction, resourcing decisions and decisions that link between governance and operational direction. The Chair of the CE Forum is to provide Executive Sponsorship for the RSP Programme across its duration, providing consistent leadership to the Programme and strategic direction to the Programme Director and Secretariat.
- c) **Dedicated Programme Management:** Includes full time Programme Director, Project Manager and Programme and Relationships Advisor as the core of the RSP Secretariat.
- d) **Cross-council working groups:** focused initially on each of the four workstreams of the establishment phase:
 - i. Work Stream 1: programme establishment and process agreement development
 - ii. Work Stream 2: Programme management recruitment and host council set-up (at this stage this is most likely to be Christchurch City Council).
 - iii. Work Stream 3: Technical planning and evidence preparation
 - iv. Work Stream 4: partner (Council and mana whenua) communications and engagement.

9. FUNDING AND RESOURCING

The early estimated cost of \$7-10 million reflects a large one-off statutory planning programme this has not included bespoke report required for separate regions.

The Mayoral Forum requested the CE Forum determine the preferred funding model for funding the Regional Spatial Plan. Chief Executives agreed that the preferred model was to request Canterbury Regional Council to initiate debt funding and for this to be repaid by the regions Councils based on the agreed allocations as per the Regional Forums Budget.

The Mayoral Forum has requested Canterbury Regional Council to initiate debt funding for the RSP programme. Following advice from Canterbury Regional Council, updates will be provided to all

Canterbury councils on the funding allocations. At time of writing no decision has been made by Canterbury Regional Council as to if debt funding is agreed.

Based on the timeframes for regional spatial planning included in the Planning Bill 2025, it is anticipated the Regional Spatial Planning Programme will span the FY26-27 and FY27-28 financial years, with further work to transition to the new planning system to follow across subsequent years. Aligned to these timeframes, it is assumed that three Programme management roles outlined above will each be two-year fixed term contract positions.

The Programme's overall resourcing requirements and budget will be further refined during the establishment phase by the Programme Secretariat, in collaboration with Council officers. Updates will be provided to the CE Forum and Councils as required to support annual budget processes and Long-Term Plan development. In the interim, Councils should make provision for these anticipated costs in their budget planning for FY26-27 and beyond.

As outlined in the table below, it is estimated that between \$1,271,000 and \$1,371,000 in funding from councils will be required across the FY26-27 and FY27-28 years for the establishment of the programme management for the Regional Spatial Plan programme. Based on this \$725,500 in funding from councils will need to be urgently requested in the FY26-27 and between \$675,500 and \$725,500 in FY27-28 to align to the Planning Bill 2025 timeframes for preparing a Regional Spatial Plan.

RSP Programme Role	Estimated FY26-27 Funding Requirement	Estimated FY27-28 Funding Requirement
RSP Programme Director*	\$200-250,000	\$200-250,000
Project Manager*	\$160,000	\$160,000
Programme and Relationships Advisor*	\$120,000	\$120,000
Initial legal, technical and specialist advice	\$80,000	\$80,000
Host council overheads	\$115,500	\$115,500
ANNUAL TOTAL	\$675,500-725,500	\$675,500-725,500
TWO FY TOTAL	\$1,271,000 - \$1,371,000	

[Note: These roles are proposed to be two-year fixed term contract roles and to align to RSP Programme timeframes]*

Table 1: Proposed Programme management establishment funding required

It is assumed that these roles will form the core of the Regional Spatial Planning Secretariat to support the functions of the Regional Spatial Planning Committee once the new planning legislation has been enacted.

Using the current regional forums formula for the establishment of Programme management for the Waitaha - Canterbury Regional Spatial Plan, the contributions are split as follows in the below table for each Council for the 2026-2027 financial year.

Council	Ratio	Contribution
Environment Canterbury	20.50%	\$148,727.50
Christchurch City	20.50%	\$148,727.50
Selwyn District	10.70%	\$77,628.50
Waimakariri District	10.70%	\$77,628.50
Ashburton District	9.80%	\$71,099.00
Timaru District	9.80%	\$71,099.00

Hurunui District	5.20%	\$37,726.00
Waimate District	3.90%	\$28,294.50
Waitaki District	3.90%	\$28,294.50
Kaikōura District	2.50%	\$18,137.50
Mackenzie District	2.50%	\$18,137.50

Table 2 – Proposed funding allocation splits for the initial establishment of the Regional Spatial Planning Programme

The overall Regional Spatial Plan Programme resourcing and budgets will be refined as part of its establishment phase by Programme secretariat in collaboration with Council officers and reported back to the CE Forum and Councils as required to inform annual budget and Long-Term Plan development. However, Councils need to make provision for these costs now in their budget planning and preparations for FY26-27 onwards.

It is estimated that between \$675,500 and \$725,500 in funding from Councils will be required in the FY26-27 for the initial establishment phase of the Programme.

Contributions are to be split using the current regional forums formula to provide the requested \$725,500 budget for the initial establishment of Programme management for the Waitaha - Canterbury Regional Spatial Planning Programme. Kaikōura District Council staff have been clear that funding outcomes are dependent on the outcome of the Head Start proposal with Marlborough District Council the outcome of which will be known from central government at the end of October 2026, noting that should no decision be made by government by that time Kaikōura District Council will progress with the financial contribution in full.

10. RISK ASSESSMENT AND LEGAL COMPLIANCE

Key risks include compressed legislative timeframes, competing reform pressures (including Local Government Reform), and council capacity constraints.

These risks are mitigated through:

- Early establishment of joint governance and programme management.
- Clear escalation and decision-making pathways.
- Dedicated programme management capability.
- Coordinated oversight through the Chief Executives Forum.
- Clearly signalling that funds will not be committed until either the outcome of the Head Start proposal is known or by the end of October 2026.

It is noted that in terms of legal compliance that the Bill is yet to be enacted with the clear messages from Taituara being council should be starting work now, this said the bill is not law until it is law which is anticipated in September 2026.

11. COMMUNITY ENGAGEMENT AND CONSULTATION

The Waitaha Canterbury Regional Spatial Plan is of high significance across all local authorities, mana whenua, and stakeholders. It will be important to ensure clear and consistent messaging is provided as required.

The Regional Spatial Plan Committee must refer the draft Regional Spatial Plan to local authorities for approval for public notification, who must then decide whether to approve it for public notification.

12. IWI/MĀORI ENGAGEMENT

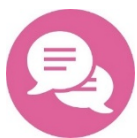
Te Runanga o Kaikōura are in support of the Head Start proposal which would see Kaikōura District to become part of Marlborough no specific discussion has occurred in regard to this paper. It is noted as per figure 2 above that Mana Whenua will have 3-5 participants at the table.

13. NEXT STEPS

Council to:

- confirm its approval of the establishment of the Waitaha Canterbury Regional Spatial Plan Committee and the draft terms of reference for the Waitaha Canterbury Regional Spatial Plan Committee
- advise the Mayoral Forum secretariat the name of their appointment, and alternative to the Waitaha Canterbury Regional Spatial Plan Committee
- advise that our share of funding for the establishment phase and the funding share split for the Waitaha Canterbury Regional Spatial Plan will not be known until either the outcome of the Head Start proposal or by the end of October 2026
- note the next decision for the council, with respect to the Waitaha Canterbury Regional Spatial Plan is the approval of the Process Agreement to enable preparation of the regional spatial plan to formally commence.

14. COMMUNITY OUTCOMES SUPPORTED



Community

We communicate, engage and inform our community



Development

We promote and support the development of our economy



Services

Our services and infrastructure are cost effective, efficient and fit-for-purpose



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

15. ATTACHMENTS

Attachment One - Draft Terms of Reference –Waitaha-Canterbury Regional Spatial Plan Committee

Waitaha Canterbury Regional Spatial Plan Committee

DRAFT Terms of reference June 2026

NOTE: *These Terms of Reference have been updated following the review of the Select Committee report on the Planning Bill 20 July 2026*

The Waitaha Canterbury Regional Spatial Plan Committee (the Committee) is tasked to fulfil the statutory functions, duties, and powers required to prepare and maintain a Waitaha Canterbury Regional Spatial Plan.

Background

1. Under the Planning Bill spatial planning will be mandatory for each region and must be developed collaboratively by all local authorities within the region, through a spatial plan committee. Central government involvement at the governance and working levels is provided for, and committee arrangements will need to uphold relevant iwi participation legislation and related arrangements.
2. Spatial plans will support planning for urban development and infrastructure within environmental limits and constraints, providing strategic direction for growth over a 30-year period. Spatial plans form part of the combined regional plan and must implement national instruments. Spatial plans will be implemented by land-use plans under this Bill, and natural environment plans under the Natural Environment Bill.
3. The spatial planning process is designed to support integrated decision-making between this Bill and the Natural Environment Bill, and integration of development planning with infrastructure planning and investment. Regional land transport plans under the Land Transport Management Act 2003 must be consistent with spatial plans, and long-term plans under the Local Government Act 2002 must help implement spatial plans.
4. Spatial plan committees are required to consult with iwi authorities and customary marine title groups in the region in preparing the draft spatial plan. They must also work with others with a strong interest in spatial planning for that region, including core infrastructure operators, development and community sector groups, and neighbouring local authorities during plan development. The committees must recommend the draft spatial plan to the region's local authorities for approval to notify it for public submissions.
5. Local authorities must establish an Independent Hearings Panel (an **IHP**) to hear public submissions on the draft spatial plan and make recommended changes. Local authorities must either accept IHP recommendations or decide an alternative solution that is consistent with the requirements of the Bill. The Minister and designating authorities also have a decision-making role in certain circumstances. Points of law appeals and limited merits appeals are available.

Context

6. Under the Planning Act (to be enacted mid-2026) local authorities must maintain a regional spatial plan for the region.
7. The purpose of a Regional Spatial Plan is to set the strategic direction for growth and change in a region for a time frame of 30 years or longer.
8. The Planning Act requires that a spatial plan committee is set up in each region. That committee may be either:
 - 8.1. appointed in accordance with the Local Government Act 2022 (LGA); or
 - 8.2. an existing committee established under legislation
9. The Waitaha Canterbury Regional Spatial Plan Committee (the Committee) is a joint committee in accordance with the LGA and meets the requirements of a spatial plan committee under the Planning Act.
10. The Committee is supported by a secretariat as required under the Planning Act.

Committee membership

11. The Waitaha Canterbury Regional Spatial Plan Committee consists of:
 - 11.1. one representative from each Waitaha Canterbury local authority
 - 11.2. three representatives from mana whenua (as agreed by Papatipu Rūnanga)
 - 11.3. one Ministerial appointment – under the Planning Act, the Minister may appoint a member to the spatial plan committee and may appoint additional members if the local authorities in the region agree.
12. Members must ensure that 1 or more members of the spatial plan committee has knowledge, skill and experience relating to tea o Māori; and Māori development.
13. Members may replace their representatives from time to time by providing written notice to the Committee confirming the amended appointment.
14. There is a provision for nominated alternates. Other Partner representatives are welcome to attend and may seek speaking rights.
15. The Committee may invite other agencies or experts to present and participate in its discussions as the Committee considers appropriate.
16. The Committee will not be discharged at the point of each election period (in line with Clause 30(7) of Schedule 7 of the LGA 2002.

Independent Chair and Deputy Chair

17. The Independent Chair will be appointed by the Committee and will continue in the role unless otherwise resolved by the Committee or upon a resignation being received.

18. The Independent Chair will chair the Committee and the Executive Level Steering Group.
19. Remuneration and contractual arrangements for the independent Chair will be agreed by the Executive Level Steering Group.
20. A Deputy Chair will be appointed by the Committee who shall be a voting member of the Committee. The Deputy Chair will continue in the role for the duration of the work of the Committee unless resolved by the Committee or upon a resignation being received.
21. There will be no remuneration for the Deputy Chair.

Functions

22. The Committee will appoint a secretariat in accordance with the regulations.
23. The Committee, with support from the Secretariat, will prepare and make public a Process Agreement under the Planning Act that sets out:
 - 23.1. the key geographical areas, issues, and opportunities that the draft regional spatial plan will focus on
 - 23.2. the roles of each local authority in the process, including how the local authorities will work together
 - 23.3. how the local authorities will work with central government, including relevant agencies and Crown entities
 - 23.4. how the local authorities will work with other local authorities in adjacent regions
24. The Committee, with support from the Secretariat, will prepare a draft Regional Spatial Plan in accordance with the process agreement and the requirements of the Planning Act.
25. The Committee will decide whether to recommend the draft Regional Spatial Plan to local authorities for approval for public notification, then once approved, publicly notify the draft Regional Spatial Plan.
26. The Committee, with support from the Secretariat, will prepare and make public an options assessment report in accordance with the process agreement and the requirements of the Planning Act.
27. The Committee will assign an independent hearings panel to the draft Regional Spatial Plan.
28. The Committee, with support from the Secretariat, will prepare and provide any information requested by the independent hearing panel.
29. The Committee, with support from the Secretariat, will provide advice to the local authorities in the region on the independent hearing panel's recommendations on the draft Regional Spatial Plan.
30. If all local authorities in the region adopt the Regional Spatial Plan, the Committee, with support from the Secretariat, will make the Plan and supporting documents publicly available.
31. The Committee, with support from the Secretariat, will prepare and consult on a co-ordination plan.
32. The Committee will monitor and report on the coordination plan.

33. The Committee, with support from the Secretariat, will review the Regional Spatial plan as required.

Administrative arrangements

34. A quorum consists of half of the members if the number of members (including vacancies) is an even number; or a majority of members if the number of members (including vacancies) is an odd number.

35. The standing orders of (host council) will apply to meetings of the Committee.

Voting

36. Under the Planning Act decisions are to be reached by consensus. Consensus means unanimity or general agreement characterised by the absence of sustained opposition on any substantial issue. Committee members must do everything reasonably practicable to achieve consensus in their decision-making.

37. Voting shall be on the basis of the majority present at the meeting, with no alternates or proxies.

38. The Independent Chairperson:

38.1. does not have voting rights

38.2. in the case of equality of votes, does not have a casting vote (and therefore the act or question is defeated and the status quo is preserved).

39. A member of a spatial plan committee appointed by the Minister does not have voting rights, unless required by legislation, in that case has the same voting rights as a member appointed by the local authorities of the region, unless the Minister directs in writing at the time of appointment that the member:

39.1. is a non-voting member; or

39.2. may only vote on specified matters

Meeting frequency

40. The Committee shall meet monthly, or as necessary and determined by the Chairperson in liaison with the Committee.

41. Notification of Committee meetings and the publication of agendas and reports shall be conducted in accordance with the requirements of Part 7 of the Local Government Official Information and Meetings Act 1987.

Dispute Resolution

42. The Planning Act specifies a dispute resolution process to be run by the Chairperson where consensus can't be reached. If a consensus is not reached and the dispute resolution process fails, the Committee must advise the Minister that a decision is required. The Minister may either make the decision or appoint an independent person to make the decision. The decision is binding and must be made publicly available.

43. The Minister can make decisions on recommendations where they will have an impact on central government infrastructure and on matters that will support or impact a matter of national interest. The Minister will notify the Committee of his or her intention to make a decision on such matters.
44. In all other cases it is the local authorities who make decisions on the independent hearing panel recommendations and publicly notify those decisions.

Consultation

45. The Committee must consult with iwi authorities and any customary marine title groups in the region in preparing the draft regional spatial plan, and must comply with the consultation requirements applicable to joint committees under the LGA.

Delegations

46. Establishing, and where necessary, amending, protocols and processes to support the effective functioning of the Committee and the Secretariat, including but not limited to those relating to the resolution of conflicting views, communications and public deputations.
47. Preparing communication and engagement material and publishing reports relevant to the functions of the Committee.
48. Commissioning evidence and other information, including that needed to develop the draft Regional Spatial Plan.
49. Undertaking engagement and consultation exercises in support of the terms of reference and functions of the Committee.
50. The Committee can make financial decisions within an agreed budget envelope.

Financial delegations

51. The Committee can make financial decisions within an agreed budget envelope and as long as the decision does not trigger any change to the statutory plans prepared under the LGA 2002, the RMA 1991, or the LTMA 2003.

Limitation of powers (to be updated to reflect the requirements of the Planning Act)

52. In of itself the Committee does not have the authority to commit any Partner to any course of action or expenditure and its recommendations do not compromise the Partners' freedom to deliberate and make decisions.
53. For the avoidance of doubt, the Partners are under no obligation to accept the recommendations of the Committee.
54. In accordance with legislative requirements Partners will retain decision-making and other statutory responsibilities in relation to their functions and responsibilities under the LGA 2002, the RMA 1991, and the LTMA 2003.

Review and amendment of these terms of reference

55. The Committee will review its terms of reference...

Approved by *Canterbury region's local authorities, [DATE]*

DRAFT

Report to:	Council
Date:	26 August 2026
Subject:	Plan Change 6: Ocean Ridge Development Area
Prepared by:	P Kearney – Senior Manager Corporate Services
Input sought from:	Jono Cleese – Consultant Planner
Authorised by:	W Doughty - Chief Executive Officer

1. PURPOSE

The purpose of this report is to seek a Council decision on the recommendations of the Independent Hearing Panel for Private Plan Change 6: Ocean Ridge Development Area (PC6).

PC6 was requested by Cargill Station Limited as a private plan change and applies to the existing Ocean Ridge Development Area. It does not expand the existing zone boundary. It updates the planning framework for residential yield, housing typologies, The Hub mixed-use area, ecological restoration, infrastructure servicing, transport connections, and natural hazard provisions.

The Hearing Panel has recommended that PC6 be accepted in the form presented in Appendix 1 of its recommendation report, with one additional amendment to the new Native Restoration Planting Management Plan to include an advice note on Wildlife Act obligations for lizard populations. The Panel also recommends that submissions be accepted, accepted in part, or rejected as set out in the Appendix.

Attachments

- Hearing Panel Recommendation Report on Private Plan Change 6 – Ocean Ridge Development Area
- Section 42A Report – Plan Change 6
- Recommended amendments (referred to as Attachment 1A & 1B)
- Recommendations on Submissions (referred to as Appendix 2)

2. RECOMMENDATION

It is recommended that the Council:

- Receives the report titled Proposed Private Plan Change 6: Ocean Ridge Development Area – Recommendation Report of the Independent Hearing Panel to the Kaikōura District Council.
- Notes that Private Plan Change 6 was requested by Cargill Station Limited and applies to the existing Ocean Ridge Development Area.
- Notes that the section 42A report recommended that Private Plan Change 6 be approved, subject to amendments to the proposed provisions.
- Notes that submissions on Private Plan Change 6 were generally supportive, with no original submitters remaining in opposition following withdrawals and changes in submitter positions.
- Notes the Hearing Panel recommendation report dated 18 August 2026, as attached
- Having considered the Hearing Panel recommendation report, adopts the recommendations of the Hearing Panel on Private Plan Change 6 as Council's decision on the plan change and on the matters raised in submissions, in accordance with Clause 10 of Schedule 1 of the Resource Management Act 1991.
- Approves Plan Change 6 in the form set out in Appendix 1 to the Hearing Panel recommendation report, including the further advice note to the new Native Restoration Planting Management Plan relating to Wildlife Act 1953 obligations for lizard populations.
- Authorises the Chief Executive to publicly notify Council's decision on Private Plan Change 6 in accordance with Schedule 1 of the Resource Management Act 1991 and that provided no appeals

are received, that Council affix the seal of Kaikoura District Council at which time the Plan Change becomes operative as per Schedule 1 requirements.

- i) Notes that staff hold existing delegated authority under Clause 16 and Clause 20A of the First Schedule to make minor editorial corrections to the decision version of the plan provisions, where such corrections are of minor effect or correct minor errors, with approval requiring two authorised staff members.

3. BACKGROUND

PC6 was lodged with Council on 22 September 2025. Council issued a request for further information on 21 October 2025 and the applicant responded on 10 November 2025. The plan change was accepted for public notification by Council on 19 November 2025 and formally notified on 20 November 2025.

Submissions closed on 19 December 2025. A total of 28 submissions were received: 19 in support, three in support in part, two neutral, and four in opposition. The summary of submissions was publicly notified on 4 February 2026 and further submissions closed on 18 February 2026. One further submission was received.

Following the close of submissions, several submitters withdrew their submissions or changed their position. The Blakes, Wrights, Ms Clelland and Mr McGregor withdrew their submissions, and Ms Solomon changed her position from opposition to support. As a result, there were no original submitters remaining in opposition to PC6.

The Independent Hearing Panel comprised Gary Rae, Independent RMA Hearing Commissioner and Chair, and Vicki Gulleford, Independent RMA Hearing Commissioner. A hearing was held on 5 May 2026 and the hearing was closed on 6 August 2026 following post-hearing directions, legal advice, and further information on flooding and aggradation matters. PC6 submission included:

- Increasing the total residential yield within Ocean Ridge from 336 residential units to 486 residential units.
- Providing for a greater range of housing typologies, including medium density housing in parts of the Greenlane, Farm and Hub sub-areas.
- Expanding The Hub mixed-use area from 1.54 hectares to 5.64 hectares.
- Providing updated provisions for infrastructure servicing, transport, stormwater, ecological restoration, landscape, natural hazards, and urban design.
- Retaining existing native restoration areas and updating the future restoration framework.

PC6, while separate, is closely linked to delivery of the Green Lane road connection, which is being progressed through Infrastructure Acceleration Fund support. The existing requirement that no more than 168 residential units be built before the Green Lane link is in place remains part of the PC6 package.

4. KEY MATTERS FOR COUNCIL

4.1 Council's role at this stage

Council's role is to consider the Hearing Panel's recommendation and make a decision on PC6 and on the matters raised in submissions. The recommended approach is to adopt the Panel's recommendations as Council's decision under Clause 10 of Schedule 1 of the RMA.

4.2 Hearing Panel recommendation

The Hearing Panel recommends that PC6 be accepted in the form presented in Appendix 1 of its report. It also recommends that the new Native Restoration Planting Management Plan be amended

to include an advice note alerting plan users to Wildlife Act obligations, specifically that wildlife permits may be required in respect of lizard populations in the area.

The Panel recommends that all submissions be accepted, accepted in part, or rejected as set out in Appendix 2 of its report.

4.3 Flood risk in the Farm sub-area

Flood risk was the key substantive issue considered by the Panel, particularly in relation to the Farm sub-area and potential flood risk from a breakout of the Kōwhai River. Approximately 25 of the proposed Farm sub-area lots are within parts of the site exposed to flood risk.

PC6 proposes to front-load the flood hazard assessment through plan provisions and mapped finished floor levels, rather than relying solely on case-by-case future flood certificates. The Panel accepted the evidence that the modelling was conservative, that finished floor level mitigation is appropriate, and that flood risk is proportionately, adequately and appropriately addressed by PC6.

The Panel also considered the July 2026 flooding event and subsequent information on flooding and aggradation from both Ecan and CSL and was ultimately satisfied that on the evidence received that the proposed approach managed flood risk appropriately and concluded that no further modelling of gravel aggradation and transportation in the Kōwhai River was required (see natural hazard risk within section 6).

4.4 Building height in The Hub

The section 42A report and Council's landscape advice had raised concerns about the proposed 15 metre height limit in a discrete part of The Hub. The Panel considered jurisdictional submissions and legal advice on whether it could reduce the height limit in the absence of a submission seeking that change.

The Panel ultimately found that the proposed 15 metre height limit is appropriate on the merits of the evidence and does not recommend reducing it to 11 metres. It accepted that the 15 metre height area is limited in extent, visually and functionally subordinate to the Kaikōura town centre, and able to be absorbed into the local landscape and topographical setting.

4.5 Ecology, wetlands and restoration planting

The Panel noted broad agreement that existing restoration areas should be retained and that the proposed restoration plan will result in positive ecological outcomes. It found that the disagreement over the classification of part of Wetland 2 was minor and did not materially affect the appropriateness of PC6.

The Panel recommends only one amendment to the new Native Restoration Planting Management Plan: an advice note on Wildlife Act obligations relating to lizard populations. The Panel did not recommend further changes for retrospective pest plant management or planting flammability.

4.6 Firefighting water supply

Fire and Emergency New Zealand sought more explicit provisions relating to firefighting water supply. The Panel accepted the evidence of Mr Cleese and Mr Jones that firefighting water supply can be addressed through existing regulatory frameworks and consent stage processes, and that no bespoke additional provisions are required for PC6.

4.7 Infrastructure, transport and servicing

The Panel was satisfied that the additional development enabled by PC6 can be serviced for water, wastewater and stormwater, subject to detailed design, subdivision-stage assessment, regional consenting where required, and alignment of local network upgrades with development staging. The Panel was also satisfied that transport effects can be managed, including through the Green Lane link, the retained 168-unit staging limit before that link is in place, and the rule framework applying to the Hub and State Highway 1 access arrangements.

4.8 Statutory evaluation

The Panel concluded that PC6 meets the relevant statutory tests for evaluating a plan change request. It found that the provisions, as recommended to be amended, are the most appropriate way to achieve the objectives of the District Plan, accord with Part 2 of the RMA, and give effect to relevant higher order statutory direction.

5. OPTIONS

Option	Description	Advantages	Disadvantages
Option 1	Adopt the Hearing Panel's recommendations as Council's decision. This is the recommended option.	Follows the RMA process; gives weight to the independent Panel process; enables notification of Council's decision; provides certainty to the applicant, submitters and community.	Parties may still appeal to the Environment Court; Council accepts the Panel's reasoning and recommended provisions.
Option 2	Do not adopt the Hearing Panel's recommendations and refer specified matters back for further consideration, or make a different decision if there is a clear statutory and evidential basis.	Allows reconsideration if Council identifies a clear and material issue with the recommendation.	Creates cost and delay; may raise natural justice, process and legal risk; would require clear reasons supported by the evidence and RMA framework.

6. RISKS

Risk area	Comment
Legal and process risk	Council's decision may be appealed to the Environment Court. Risk would increase if Council departed from the Panel recommendation without clear reasons supported by the evidence and statutory framework.
Natural hazard risk	Flood risk in the Farm sub-area was the key substantive risk. The Panel found that the proposed approach manages flood risk proportionately, adequately and appropriately following review of further reports from CSL post flood.
Urban form and visual risk	The Panel considered the proposed 15 metre height area in The Hub and found that it is appropriate and does not need to be reduced.
Infrastructure delivery risk	Infrastructure upgrades will need to be aligned with subdivision and development staging. The Panel found that servicing solutions are available and can be addressed through later processes.
Financial risk	The applicant is responsible for plan change processing costs in accordance with Council's fees and charges and RMA cost recovery processes. Council may incur costs if appeals are lodged.

7. NEXT STEPS

- Finalise the decision version of the plan change provisions, including the recommended advice note in the Native Restoration Planting Management Plan.
- Publicly notify Council's decision in accordance with Schedule 1 of the Resource Management Act 1991.
- Serve notice of the decision on the applicant and submitters.
- Allow the statutory appeal period to run.
- If no appeals are received, progress the plan change toward becoming operative.
- If appeals are received, manage those appeals through the Environment Court process.

8. LEGISLATION

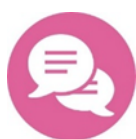
The relevant legislative framework is the Resource Management Act 1991. The key provisions include:

- Section 31, which sets out the functions of territorial authorities, including integrated management of land use and development and control of actual or potential effects.
- Section 32, which requires evaluation of whether plan change objectives and provisions are appropriate.
- Section 32AA, which applies to evaluation of changes made after notification.
- Section 42A, which enables reports to be prepared to assist decision-makers in hearings.
- Sections 74 and 75, which set out matters to be considered in preparing or changing district plans and the requirements for district plan contents.
- Section 76, which requires consideration of the actual and potential effects on the environment of activities when making rules.
- Section 106, which provides an additional mechanism to address natural hazard matters at subdivision stage.
- Schedule 1, including Clauses 10 and 29, which set out decision-making requirements for plan changes and private plan change requests.

The section 42A report and Hearing Panel recommendation also considered relevant higher order planning documents, including national policy statements, national environmental standards, the Canterbury Regional Policy Statement, regional plans, and the Operative Kaikōura District Plan.

9. COMMUNITY OUTCOMES SUPPORTED

The work is in support of all community outcomes.



Community

We communicate, engage and inform our community



Development

We promote and support the development of our economy



Services

Our services and infrastructure are cost effective, efficient and fit-for-purpose



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

PROPOSED PRIVATE PLAN CHANGE 6

OCEAN RIDGE DEVELOPMENT AREA

**Recommendation Report of the Independent Hearing Panel
to the Kaikōura District Council**

18 August 2026

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APPENDIX 1: Recommended Amendments

APPENDIX 2: Recommendations on Submissions

**Kaikōura District Council
Private Plan Change Request 6 (PC6)
Ocean Ridge Development Area**

Recommendation Report of the Independent Hearing Panel

Proposal Description:

Proposed Plan Change 6 to the Kaikōura District Plan
Ocean Ridge Development Area Amendments

Requestor:

Cargill Station Limited ('CSL')

Hearing Panel:

G Rae – Independent RMA Hearing Commissioner, Chair
V Gulleford – Independent RMA Hearing Commissioner

Date of Hearing:

5 May 2026

Hearing Officially closed:

6 August 2026

1.0 INTRODUCTION

- 1.1 This report sets out our recommendations on submissions lodged with respect to Proposed Private Plan Change Request 6 ('PC6') to the operative Kaikōura District Plan 2008 ('the District Plan').
- 1.2 The Kaikōura District Council ('the Council') appointed three independent hearing commissioners under delegated authority as per Section 43A of the Resource Management Act 1991 ('RMA'), to hear submissions and to make recommendations on whether PC6 should be declined, approved or approved with amendments. Post-hearing the Panel was reduced to two commissioners, Gary Rae (Chair) and Vicki Gulleford.
- 1.3 The plan change was initiated by a private developer, Cargill Station Limited ('CSL'). It concerns land at Ocean Ridge, located approximately 3km southwest of the Kaikōura town centre, which lies within the Ocean Ridge Development Area ('ORDA') in the District Plan.
- 1.4 The plan change request has been the subject of a section 32 report¹, consultation with stakeholders, public notification and the hearing process, culminating in our recommendations.

¹ Section 32 of the RMA sets out the requirements for preparing and publishing reports that evaluate the appropriateness of a proposed plan change.

2.0 PROPOSED PLAN CHANGE

Purpose and Reasons

- 2.1 The stated purpose of PC6 is: *“to enable greater housing supply and choice in the ORDA Area, supported by a corresponding increase in community, commercial and other non-residential activities”*².
- 2.2 The stated reasons are that:
- (a) the existing ORDA provisions are inadequate to meet housing and business needs of current and future generations;
 - (b) changes are needed to make the Plan more enabling of a range of housing types and densities; and
 - (c) changes are also required to overcome inefficiencies in the Plan's current regulatory settings that are a barrier to more sustainable subdivision, use and development of the ORDA.
- 2.3 By way of background, CSL had commissioned several investigations to inform PC6³, including an assessment of the Kaikōura Spatial Plan 2024. The Request states that PC6 is a direct response to the Spatial Plan, which anticipates that a plan change will be the primary vehicle to determine the appropriate distribution of residential densities and a new neighbourhood centre at Ocean Ridge in the ORDA. It is also noted that an independent assessment recently commissioned by the Council⁴ similarly found the District Plan to be contributing to the lack of choice and affordability in Kaikōura.
- 2.4 The Requestor's Section 32 report evaluated options to achieve the objective of PC6, (i.e. proposed Objective DEV2-O1). The options assessed were:
- 1. the status quo;
 - 2. the proposed provisions; and
 - 3. a reasonable alternative with a lower regulatory stringency.
- 2.5 The Section 32 report concluded that option 2 (the proposed provisions) was the most appropriate option, as: *“It is anticipated to have a high net benefit and is the only option that will effectively and efficiently achieve the proposed objective in full, as well as all other relevant objectives in the operative Plan”*.

Existing Provisions

- 2.6 The ORDA forms what is a stand-alone zone and chapter in the District Plan in terms of zone provisions. Development in the area remains subject to the District Plan chapters that address matters such as natural hazards, subdivision, earthworks, and transport. The ORDA was put in place via a private plan change process in 2005, with the provisions updated via a subsequent Council-led plan change in 2010.
- 2.7 The ORDA provisions currently enable up to 336 residential units and a small commercial centre to be developed on the site. The ORDA is also subject to an

² Section 1.4 of the Request

³ Summarised in Table 9 of the Request

⁴ Kaikōura District Plan Monitoring: Kaikōura District Council Commercial and Residential Chapters (10 February 2026). Perspective Consulting Ltd.

Outline Development Plan ('ODP') that guides the location of key features such as road links, various housing sub-areas, and extensive areas of ecological restoration. Housing is capped at 168 units until such time as a road link is formed through the site from State Highway 1 to Green Lane to enable an alternative access to the Development Area. Funding has been secured, through the Government's Infrastructure Acceleration Fund, to provide this roading connection. A resource consent for early-stage bulk earthworks to support the carriageway formation has also recently been granted.

2.8 As stated in the section 42A report⁵:

"Confirmation of the delivery of this road link is integral to the build-out of the latter stages of Ocean Ridge. The ability to now open up the western parts of the site has been the catalyst for the Applicant to revisit the ORDA provisions to ensure that they reflect changes in housing demand and growth in the wider township since the ORDA was originally incorporated into the Operative Plan".

Proposed Provisions

2.9 PC6 does not seek any expansion or amendment to the ORDA. However, the ORD Area chapter is proposed to be substantively revised, with the operative ODP to be replaced by a new ODP (see **Figure 1** below).

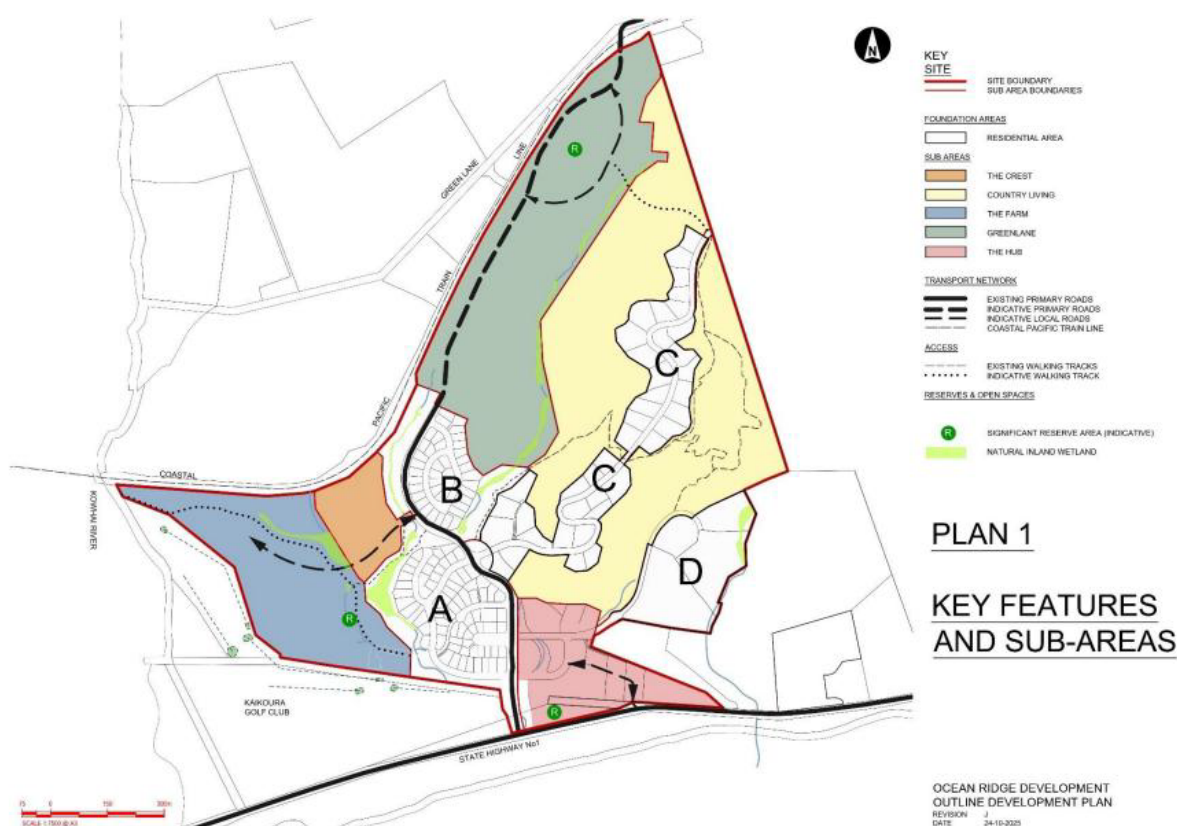


Figure 1: Proposed ODP with sub-areas

2.10 The key amendments proposed are:

⁵ S42A report, para 6.12

(a) Residential yields, densities, locations:

- The provisions are linked to various sub-areas within the overall Development Area as shown in Figure 1, namely the existing residential areas (white), the Crest (orange), Countryside Living (yellow), the Farm (blue), Greenlane (green), and the Hub (pink).
- The Green Lane road link and improvements to reticulated services enables total housing yield to increase by a further 150 residential units (from 336 currently to 486 in total). The additional housing is focused on the undeveloped parts of the site, with the number of new residential units in each of the sub-areas to be capped.
- Some flexibility in terms of housing typologies to enable pockets of medium density housing in the Greenlane, Farm and Hub sub-areas to better meet the diverse housing needs of the community.
- Provision for up to 60 houses in the Farm sub-area to the northwest of the golf course. Whilst this new housing area is within the operative ORD Area zone, it is on a part of the site that is potentially exposed to flood risk generated by a breakout of the Kowhai River.
- Large Country Living lots across the elevated slopes above Ingles Drive that were previously to be retained as open grassland and restoration areas. Large lot development is however anticipated to deliver similar levels of open space and restoration planting but with ownership privately held. Public walking track access through this area is to be maintained.

(b) The Hub commercial centre:

- The proposed commercial centre ('the Hub') on Kersage Drive to be expanded from 1.54ha to 5.64ha, with consequential increases to the District Plan's limits on non-residential gross floor area.
- A portion of the Hub adjacent to Ludley Drive is proposed to enable buildings up to 15m in height.
- A new left-out only exit access onto SH1 to improve traffic management associated with the expanded Hub.
- Expansion of the Hub over a portion of Kekeno Park currently vested as recreation reserve. Any such expansion is dependent on the outcome of a separate reserve exchange process and associated public consultation to be undertaken under the Reserves Act.

(c) Ecological restoration:

- All existing native restoration areas are to be retained. The future, yet to be established, restoration open grassland areas shown on the Operative ODP are proposed to be replaced with smaller, ecologically higher value, areas of wetland and bush.

2.11 Changes are also proposed to the policy provisions, with the sole Issue and Objective in the DEV2 chapter to be broadened to include a wider list of relevant issues for the

ORD Area. These include the need to increase housing supply and choice; commercial and community services; stewardship arrangements for restoration planting areas; and to recognise the importance of natural inland wetlands and riparian areas.

- 2.12 These, and other specific changes to the rules are outlined in the plan change request⁶ and are further summarised in the planning evidence of Mr Jason Jones, for CSL.
- 2.13 CSL made several refinements to the PC6 provisions in response to submissions and recommendations made in the section 42A report. As itemised by Mr Jones⁷, these include new Matters of Control to be added to rule SUB-R1.1 to address slope stability and shallow soil creep within the Hub Area; and to amend the development requirement 3.5 in the ODP provisions to refer to infill and enrichment planting.

3.0 PROCESS MATTERS

Notification and submissions

- 3.1 The Plan Change request was lodged with the Council on 22nd September 2025. CSL responded to a Request for Further Information, and then PC6 was accepted for public notification by the Council and was formally notified on 20th November 2025.
- 3.2 A total of 28 submissions were received by the closing date of 19th December 2025. Of these, 19 submissions were in support, 3 submissions support-in-part, 2 submissions were neutral, and 4 submissions were in opposition. The summary of submissions was notified on 4th February 2026, and one further submission was received on the closing date of 18th February 2026.
- 3.3 Following the close of submissions, CSL engaged with some submitters. Consequently the Council received written confirmation that four of the submitters wished to have their submissions withdrawn, namely the Blakes (S1), Wrights (S15), Ms Clelland (S20), and Mr McGregor (S24). The Blakes, Ms Clelland, and Mr McGregor were submitters in opposition, and the Wright's submission was 'support-in-part'.
- 3.4 Mr and Mrs Blake subsequently asked the Council to re-instate their submission. We understand that Council staff obtained legal advice on this, and subsequently the Blakes accepted that their submission would remain withdrawn. Ms Solomon (S25) confirmed that her position had changed from being in opposition to now being in support.
- 3.5 As a result, there are no original submitters remaining who are opposed to the plan change.
- 3.6 Prior to the hearing Mr Field (who had lodged a further submission in support of Ms Solomon's original submission) advised that he no longer wished to be heard. The New Zealand Transport Agency Waka Kotahi ('NZTA') also advised that they no longer wish to be heard, as they considered the proposed PC6 provisions addressed their concerns, but that their neutral submission was to be retained. A letter was

⁶ Request document, Section 1.6.3f

⁷ Jason Jones, Evidence in Chief, Attachment 2

received from Te Rūnanga o Kaikōura to advise that, whilst they had not lodged a submission, they fully supported the plan change and look forward to ongoing engagement with the applicant as the development progresses.

- 3.7 Issues raised in submissions are addressed further under the evaluation of key issues in a Section 5 of this Recommendation Report.

The Hearing Process

- 3.8 The Panel conducted a site visit on 4th of May 2026, the day before the hearing. We were accompanied by Mr Peter Kearney, Council's Senior Manager Corporate Services.
- 3.9 A hearing was held, on 5th of May 2026, at the Kaikoura District Council offices.
- 3.10 Attendances were:
- *Requestor (CSL)* – Ms Shannon Johnston (legal); Mr Mark Lowe and Kate McIntosh (ecology - wetlands); Ms Anne Wilkins (landscape/visual) - via Teams; Ms Steph Patchett (flood modelling); Dr Guglielmo Stecca (geomorphology); and Mr Jason Jones (planning).
 - *Submitter* - Environment Canterbury – Dr Michelle Wild (flood modelling), Ms Victoria Watt (planning).
 - *Submitter* - Ms Mel Skinner.
 - *Kaikoura District Council* – Mr Jonathan Clease (s42A reporting officer); Dr Tanya Blakely (ecology) via Teams; Mr James Bentley (landscape) via Teams; and Ms Juliet Thornton (hearings administrator) via Teams.
- 3.11 A tabled letter was received from Beca Consultants on behalf of Fire and Emergency New Zealand ('FENZ').

Post hearing directions and responses

- 3.12 At the conclusion of presentations, the Panel adjourned the hearing pending receipt of written notes of the presentation given by Mr Clease, the s42A report author. Those notes were subsequently distributed to the parties. CSL submitted its closing legal submissions in response to matters raised at the hearing, on 22nd May 2026, and those were also distributed to the parties.
- 3.13 The Panel then requested independent legal advice in response to CSL's legal submissions in reply⁸. We sought advice on the Panel's jurisdiction to make recommendations with respect to the maximum height limit on the Hub area; and on the scope of the submission by Environment Canterbury ('ECan') and the evidence presented on its behalf.
- 3.14 Independent legal advice on those matters was provided by Cavell Leitch solicitors on 15th July 2026 and was distributed to the parties. We invited a response from ECan in the first instance and also signalled that we would then invite CSL to provide a response to the matters raised by Cavell Leitch, and by ECan⁹. A response was received from ECan on 22nd July 2026, which was essentially in agreement with the

⁸ Minute 5 dated on 6th July 2026

⁹ Minute 7, 15 July 2026

Cavell Leitch legal advice regarding ECan's submission. The jurisdictional and scope issues are addressed in the next section of our Report.

- 3.15 During that process, there was an extreme rainfall event with significant flooding in Kaikoura and a state of emergency was declared on 7th July 2026. Subsequently the Panel issued Minute 6 to signal to CSL that we were concerned and interested to know how the flooding may have affected the subject site, and whether the modelling and other information and expert evidence we received from the Requestor was still valid¹⁰.
- 3.16 CSL responded on 21st July 2026 by submitting a joint statement of supplementary evidence from Dr Stecca and Ms Patchett. Their evidence confirmed that:
- the PC6 site had been unaffected by the flooding, and
 - the key assumptions that had been adopted in the hydraulic modelling appropriately represent a conservative basis for assessing flood hazard at the site.
- 3.17 That supplementary evidence was forwarded to all submitters on 22nd July 2026 for any responses they wished to make¹¹. A response was received from Dr Wild from ECan on 29 July 2026. Dr Wild's response advised that new LIDAR data on the extent and quantum of aggradation in the Kowhai River following the flooding event would very soon be available and that this might be of relevance to the modelling and other specialist assessments that had previously been provided by CSL. The Panel subsequently directed that the new data be provided by ECan¹². Following that, Dr Wild advised that the new data and associated reports would not be available until the end of August 2026, or even later than that.
- 3.18 CSL responded in a Memorandum of Counsel together with a further statement from Dr Stecca on the aggradation and the modelling that had been carried out. It challenged both the relevance of the additional data that had been requested, and the process by which ECan was seeking to re-litigate the issue of aggradation, as well as its relevance to the modelling that had already been undertaken. CSL contended these matters had properly been addressed through evidence at the hearing, and it also expressed concern at the length of this process and the impact this was having on the project.
- 3.19 CSL requested the Panel to direct that no further information is required and for the hearing to be closed. As part of its memorandum of Counsel, CSL also responded to the Cavell Leitch legal advice to the Panel.
- 3.20 The Panel reviewed the matters raised in CSL's Memorandum of Counsel, taking particular account of the statements from both Dr Stecca and Ms Patchett in response to our enquiry on the extent of flooding, aggradation, and relevance of the modelling, and we were then satisfied that we had sufficient information to deliberate on the evidence before us on this issue. In particular, we considered aggradation had been properly factored into CSL's modelling for future flooding events, and the letter from Dr Wild had essentially confirmed the locations of the aggradation following the recent flooding event that had been observed and noted by Dr Stecca and Ms Patchett.

¹⁰ Minute 6, 13 July 2026

¹¹ Minute 8, 22 July 2026

¹² Minute 9, 31 July 2026

- 3.21 Accordingly the parties were advised on 6th of August 2026 that the hearing was closed¹³.

Our findings on procedural matters

- 3.22 This section outlines our findings with respect to the two procedural issues referred to above, these being:

(a) Scope of ECan's submission and evidence

- 3.23 As noted above, the Panel received independent legal advice from Cavell Leitch with respect to both the scope of ECan's submission and the scope of its evidence in relation to the provisions in PC6 for managing flood risk. CSL later clarified that there was only one scope issue it was making, i.e. that being the recommendations made in Ms Watt's evidence¹⁴.
- 3.24 Ms Watt had recommended not only the retention of the Urban Flood Assessment Overlay and the removal of the PC6 permitted activity pathway, but also the inclusion of additional mandatory mitigation requirements, and additional assessment matters. CSL's position was that this would create an even more restrictive consenting pathway than the operative District Plan, and that these requests are not 'on' the plan change and are therefore out of scope. The Cavell Leitch advice, and Ms Watt in her response, both accepted that the Panel cannot make a change that would result in an outcome that is more restrictive than the operative plan/status quo¹⁵.
- 3.25 Cavell Leitch also advised that if the Panel agrees with ECan's evidence, additional mitigation that is consistent with or has lesser impact than the status quo would also be within jurisdiction to consider¹⁶, and Ms Watt agreed with that advice.

Our determination

- 3.26 It is clear to us that the Panel has no jurisdiction to impose provisions that are more restrictive than the operative District Plan framework. We do not consider the imposition of additional provisions on top of the operative Urban Flood Assessment Overlay provisions can have lesser impact than the status quo. Therefore our evaluation comes down to considering the merits of the proposed PC6 provisions (which would essentially frontload the hazard assessment work at the plan change level), against the operative Urban Flood Assessment Overlay. We address this further in Section 5 of our Report.

(b) Maximum height limit in the Hub area

- 3.27 PC6 proposes a maximum height limit of 15 metres in a portion of the Hub area. There were no remaining submissions in opposition or otherwise seeking an alternative height limit. However both Mr Clease in his section 42A report, and Mr Bentley in his urban design assessment for Council, recommended that the maximum height limit be reduced to 11 metres.

¹³ Minute 10, 6 August 2026

¹⁴ Ms Watt, evidence at paragraphs 61(e)–(h)

¹⁵ Letter from Ms Watt, ECan, dated 22 July 2026

¹⁶ Cavell Leitch advice, 15 July 2026, paragraph 58

- 3.28 The Panel questioned Mr Clease on this at the hearing. His response was that the absence of a submission does not create a part of the plan change the Panel cannot consider in determining whether the plan change is acceptable in terms of section 32 of the RMA. He considered the scope for the Panel's determination therefore sits on a spectrum between the Operative Plan provision, and the provision as sought by the Plan Change – in this case a building height range between 8m and 15m. Whilst no submissions are 'live' on this matter, his view was that this does not preclude the Panel from making an assessment of the change against section 32.
- 3.29 CSL, in its closing legal submissions, took the position that the Panel has no jurisdiction to amend the height limit provisions in the absence of submissions requesting this. It referred to the High Court case *Countdown Properties (Northlands) Ltd v Dunedin City Council*, where it was confirmed that the paramount question for whether an amendment to plan provisions is permissible is whether or not the amendments are ones which are raised by and within the ambit of what is reasonably and fairly raised in submissions on the plan change. The Reply also referred to Section 86F of the RMA which states that rules without any opposing submissions are, functionally, operative. In essence, we understand the legal argument to be that the Panel's jurisdiction is limited with respect to imposing a stricter height limit in the Hub area to that which was included in the notified plan change request, as amendments to provisions must have been sought through submissions.
- 3.30 The independent legal advice from Cavell Leitch was that a local authority may, when considering a private plan change request, make changes to the proposed provisions in its decision even without a submission seeking such a change. It referred to clause 29(4) of the First Schedule which provides the Panel with the ability after considering a private plan change accepted (but not adopted) by a council to decline the plan change, approve it or approve it with modifications, subject to a s32AA evaluation for any changes. The Panel's considerations include having regard to the effects of any proposed rules under s76(3), and accordingly, given that the maximum height rule is part of the notified PC6, it is for the Panel to determine the weight it must give to any effects on the environment of the rule.
- 3.31 Cavell Leitch made reference to *General Distributors Ltd v Waipa District Council* (2008) 15 ELRNZ 59 (HC), and advised that:
- While case law is clear on the effect and extent of submissions in this decision-making process, the ability to make changes without a basis in submissions needs to be approached cautiously, but has not, in our view, been proscribed.*
- 3.32 Cavell Leitch also highlighted some practical implications that may arise. It said that a ban on any changes absent a submission would amount to a requirement that councils would need to submit on any private plan changes, to ensure that any issues of concern that may arise after consideration but may not be captured in a submission can be addressed. It said this would have resultant impacts on efficiency and the potential for conflicts given that councils would be entering the fray to a degree that has not previously been considered necessary, and this also raises the equally problematic notion of the possibility of councils appealing their own decision
- 3.33 Finally, it advised that Section 86F is not relevant to PC6 which (as a private plan change) is not captured by the definition of "proposed plan" under s43AAC.
- 3.34 CSL's responded in its Memorandum of Counsel. It acknowledged that on reflection s43AAC indicates that s86F of the RMA does not apply here. However, CSL's position was that the suggestion a local authority may, when considering a private plan change request, make substantive changes to the proposed provisions in its decision without a submission seeking such a change is unorthodox and unsupported

by case law. It said the only relevant statutory difference between public and private plan changes is the provision at schedule 1, clause 29(4)(a) of the RMA. However, clause 29(4)(a) appears to simply restate schedule 1, clause 10(2) in summary form. CSL's submission was that if this provision was intended to confer a power to avoid a key jurisdictional restriction when considering private plan changes as opposed to public ones, then Parliament would have made that clearer.

3.35 In referring to the *General Distributors* case, CSL considered the passages generally indicate the orthodox position that an amendment to a District Plan must have either been proposed in the plan change as notified, or by a submission. They considered the passages do not offer support for the suggestion that a local authority can make substantive changes to proposed plan provisions absent a submission seeking that.

3.36 We note here the Cavell Leitch advice appears to confer with that, i.e. *General Distributors* does not make a categorical ruling on this issue:

*"While expressing caution, which we respectfully agree should be exercised in such circumstances to ensure fairness and transparency, what the Court did not do was suggest that a change that was sufficiently connected could not be made in any circumstance on the basis that it was not sought by a submitter. As the Court indicated it would be a question of degree. The issue in General Distributors was the lack of sufficient connection between the plan change and the outcome that had been approved, not that the outcome did not emanate from a submission"*¹⁷.

3.37 CSL advised it had not found any example of a Court stating that a Panel's powers to amend a private plan change go beyond granting the relief sought in submissions. Rather, what can be found are statements indicating that relief sought in respect of private plan changes is limited by submissions.

Our determination

3.38 We have received contrasting legal advice from CSL and Cavell Leitch on this aspect, and we also note that Mr Cleese's opinion as a planner was couched in the terms that *"questions of scope are primarily legal in nature"*¹⁸.

3.39 This appears to us to be a complex legal issue, and it is difficult for us to form a determinative view on it. Having said that we do take particular note of the following points addressed above:

- We agree with Cavell Leitch's statement that the ability to make changes without a basis in submissions needs to be *"approached cautiously"*;
- *General Distributors* does not seem to make a clear determination that a local authority can make substantive changes to proposed plan provisions absent a submission seeking that change;
- As regards CSL's point that clause 29(4)(a) appears to simply restate schedule 1, clause 10(2) in summary form - the Panel feels it cannot speculate on whether Parliament would have made clearer its intention to confer a power to

¹⁷ Cavell Leitch letter, 14 July 2026, paragraph 21

¹⁸ Mr Cleese, Summary Statement, 5 May 2026, paragraph 17.

avoid key jurisdictional restriction when considering private plan changes as opposed to public ones; and

- Cavell Leitch's advice raises some pertinent points on the practical implications of us agreeing with CSL's submissions on this point.

3.40 Overall, given the contrasting nature of the advice we have received the Panel does not feel confident we have legal authority to make a change to the proposed height limit in the Hub area absent a submission seeking this.

3.41 Therefore, rather than making a firm determination at this stage our approach is to firstly address the evidence on the Hub height limit, on its merits, which we do in Section 5 of this Report.

4.0 STATUTORY FRAMEWORK

4.1 The relevant statutory framework for assessing this Plan Change request is set out in the section 42A report (at section 5).

4.2 In summary, this requires an evaluation of whether:

- it is in accordance with Council's functions (s74(1)(a));
- it is in accordance with Part 2 of the RMA (s74(1)(b));
- it will give effect to any national policy statement or operative regional policy statement (s75(3)(a) and (c));
- the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)); and
- the provisions of the plan change are the most appropriate way to achieve the objectives of the District Plan(s32(1)(b)).

4.3 In addition, assessment of the plan change must have regard to;

- any proposed regional policy statement, and management plans and strategies prepared under any other Acts (s74(2));
- the extent to which the plan is consistent with the plans of adjacent territorial authorities (s74(2)(c));
- for any proposed rules, the actual and potential effect on the environment of activities including, in particular, any adverse effect (s76(3)); and
- and take account of any relevant iwi management plan (s74(2A)).

4.4 The section 42A report also refers to the role of the section 32 evaluation report prepared by CSL as requestor. Any recommended amendments to the proposed provisions following the notification of the plan change request must be evaluated under section 32AA of the RMA. Mr Jones provided a s32AA evaluation of his recommended refinements (as outlined in Section 2 of this Recommendation Report).

- 4.5 Our Recommendation Report addresses these matters, commencing with an evaluation of the key issues in contention raised in submissions and evidence.

5.0 KEY ISSUES IN CONTENTION

- 5.1 There are no remaining submissions in outright opposition to PC6. However there are some remaining 'neutral' or 'support in part' submissions which seek changes to some discrete provisions (e.g. with respect to the flooding related provisions).
- 5.2 Some other changes to provisions were recommended by the section 42A reporting officer and the Council's landscape and ecology witnesses, even though there are no submissions seeking those changes (e.g. the maximum height limit in the Hub area). Whilst our inclination is that we may not have jurisdiction to make those changes, as addressed in Section 3.0 of our Report, we will nevertheless consider the evidence on its merits.
- 5.3 In the section below we evaluate the evidence and submissions with respect to the key issues in contention, including a brief assessment of the policy framework as was the approach in the section 42A report:
- (a) Flood hazards;
 - (b) Maximum height limit in the Hub;
 - (c) Classification of Wetland 2;
 - (d) Changes to the new Native Planting Restoration Management Plan; and
 - (e) Firefighting water supply.

Flood hazards

Issue identification & evidence

- 5.4 It is clear from the plan change documents and the evidence that parts of the Site are subject to flood risk. The key flood risk to Kaikōura township is generated by the Kowhai River which has historically flooded across the Kaikōura plain, including most recently in July of this year. The proposed Farm sub-area is located on a historic Kowhai River delta which is exposed to flooding from a breakout of the Kowhai River through the existing stop banks located downstream of the rail bridge. The development of the Farm for some 60 residential lots is a new element of PC6 relative to the Operative Plan provisions. Approximately 25 of the proposed lots will be located within the parts of the Farm that are exposed to flood risk. The appropriateness of locating housing in this part of the site, and the associated modelling and mitigation of flood risk, is a key concern raised in Ecan's submission.
- 5.5 The operative District Plan currently identifies urban areas potentially exposed to flood hazard in an 'Urban Flood Hazard Assessment Overlay' shown on the planning maps. Subdivision within the overlay is a restricted discretionary activity (SUB-R1(4)(s)(i)), and new hazard sensitive buildings (which include residential units) are permitted under rule NH-R2(1) where they are either located outside of High Flood

hazard Areas, or have a finished floor level ('FFL') equal to or higher than the minimum floor level as stated in a Flood Hazard Assessment Certificate issued in accordance with activity standard NH-S1. A Flood Hazard Assessment Certificate is issued by the Council which will identify whether the site is within a High Flood Hazard Area and will specify a minimum floor level that is 300mm above the 500 year ARI flood level.

- 5.6 PC6 proposes a bespoke set of provisions that would essentially 'front load' the assessment of hazard risk.
- 5.7 In essence, and as described in the section 42A report¹⁹, the technical modelling work undertaken by Pattle Delamore Partners ('PDP') and Ms Patchett to support PC6 replace the need to obtain a FFL certificate from the Council. PC6 retains the Urban Flood Hazard Overlay mapping. The amendments sought through PC6 however exempt development in Ocean Ridge from being subject to the Operative Plan Urban Flood Hazard Overlay rules. A new PC6-specific rule (NH-R14) is then introduced that enables hazard sensitive buildings within the Urban Flood Hazard Overlay to either be permitted if they are located in Residential Area 'A' (one of the existing already developed foundation areas) or the Hub, as the modelling has shown that these parts of the site, whilst within the Urban Flood Hazard Overlay, are not exposed to a High Flood Hazard; or are permitted if they meet the FFL level as defined on a new contour map introduced to the Operative Plan as a new Appendix 1 to the Natural Hazards Chapter.
- 5.8 The contour map takes the findings of the model and translates these into a series of contours that show the FFL's required to ensure future buildings are not exposed to flood risk. In essence, the Appendix is a mapped form of the Council certification method. In addition to the land use rules addressed in the Natural Hazards Chapter, PC6 also proposes an exemption from the restricted discretionary subdivision rule SUB-R1(4) where it can be demonstrated that future hazard sensitive buildings can comply with the FFL requirement. The flood risk is likely to be managed primarily via bulk earthworks to form building platforms. It is therefore necessary to also assess whether such filling would divert flood water onto adjacent land, thereby exacerbating flooding for neighbouring properties. It is noted that given the modelled flood scenario is reliant on the Kowhai River breaking through the existing true left stop bank network, the adjacent golf course land will already be flooded by the same break out regardless of any displacement effects.
- 5.9 Mr Clease, in the section 42a report and in his closing address, advised he is comfortable with the proposed regulatory approach. He noted that the outcomes sought by the Operative Plan are maintained, namely that high flood risks are identified and appropriate FFL's are set. The Appendix contour map introduces certainty for future housebuilders as to design requirements, with the contours based on an appropriately conservative set of modelling inputs. He also noted that in addition to the District Plan, both subdivision and land use activities are also subject to s106 RMA which provides an additional regulatory mechanism for Councils to manage natural hazard risks. Mr Clease considered it is likely that Kowhai River flood risk will have a 'low' categorisation in terms of the National Policy Statement on Natural Hazards ('NPS-NH') in terms of existing risk (with current stop banks maintained as mitigation). The residual risk in the event of stop bank failure is also likely to be 'low' with the setting of FFL's as mitigation. Mr Clease considered the proposed approach to managing flood risk aligns with the outcomes sought in the

¹⁹ S42A report, paragraphs 9.30 – 9.32

NPS-NH policy framework, in particular it adopts a proportionate and risk-based approach to managing geotechnical-based natural hazards.

- 5.10 ECan's submission on PC6 was 'neutral', but it said ECan would be generally supportive of the proposal if the applicant proposed to avoid or where not practical, mitigate the natural hazards identified. It was concerned Ms Patchett's modelling was not as conservative as suggested and that there was need for a geomorphic assessment to 'reality check' the computer modelling and identify any high hazard areas or required mitigation options for a 500-year ARI event.
- 5.11 In his statement of evidence, Dr Stecca (geomorphology expert for CSL) confirmed that he had subsequently undertaken further modelling and evaluation to address the concerns raised in the ECan submission. He concluded that:
- the flood modelling undertaken by PDP and Ms Patchett accurately captured the flow path that was likely to be taken if flooding from the Kōwhai River occurred, and that the PDP modelling could therefore be used to identify High Flood Hazard Areas;
 - Ms Patchett's modelling was based on a scenario which was "extremely unlikely" and very likely overestimated the flooding which would occur at the development in a 500-year ARI flood event. The minimum floor levels calculated from the flood depths described by that modelling would therefore likely exceed what was required to mitigate risk from that event; and
 - Erosion of individual building platforms, and questions of egress, would nonetheless need to be carefully considered as part of their design at the subdivision stage.
- 5.12 In her statement of evidence Dr Wild agreed that the PDP modelling was suitably conservative following Dr Stecca's review²⁰. However Dr Wild then suggested that the modelling failed to account for gravel transport and deposition, and further work should be done on this. CSL's closing legal submissions noted this was a matter which Dr Wild had originally considered was managed appropriately by accounting for 2 metres of aggradation, subject to confirmation from a geomorphic expert²¹, and that no explanation had been given for this change of position.
- 5.13 At the hearing, Dr Stecca advised that the further work requested by Dr Wild would be an expensive and time consuming task. He said that given the dynamic nature of the river system this modelling would not actually provide any additional usable information.
- 5.14 Mr Jones in planning evidence noted that the principal scenarios relevant to an evaluation of risk under the NPS-NH are the baseline and residual scenarios²². These require modelling a 500-year ARI event, plus climate change. His evidence was that both scenarios are evaluated as only having a low level of risk.²³ He said that CSL has in response to ECan's submission now gone further by considering a 'design' scenario which modelled an extreme set of circumstances to demonstrate, beyond all

²⁰ Statement of Evidence of Michelle Wild (24 April 2026) at 18–20.

²¹ ECan Submission at page 8.

²² Statement of Reply Evidence of Jason Jones (4 May 2026) at 24; and NPSNH, cl 3.2(2).

²³ Statement of Evidence of Steph Patchett (17 April 2026), Table A4.

doubt, that the floor level requirements for buildings in the Farm area were sufficient to mitigate risk beyond the level necessary.

5.15 The set of extreme circumstances in the design scenario were:

- *Aggradation of 2 metres* - Dr Stecca's assessment was that there is unlikely to be any aggradation at all near the development, and it conservatively ignores all gravel extraction activities from the river and assumes that KiwiRail will take no action to protect the rail bridge;
- *Total failure of the stop bank* – In Dr Stecca's assessment it is very unlikely that a bank failure would happen precisely with the geometry that maximises flows in the development, and it is very likely that the scenario assumed by Ms Patchett foresees a greater flow breakout than in reality²⁴; and
- *Single breakout point* - Dr Stecca considered this to be an unrealistic assumption as the flood protection in the Kaikōura plains has a return period of approximately 20 years and it is very unlikely that there would not be breakouts upstream of the development during a flood of the magnitude of the design flood²⁵.

5.16 Ms Patchett's evidence was that adopting this design scenario will result in an increased risk of flooding, but even then, it will only rise to 'medium'. She said that with the floor level mitigations proposed, the risk from this scenario is reduced to 'low'²⁶, and this includes issues relating to egress (which had been raised as a concern by ECan's witnesses). Both Ms Patchett and Mr Jones noted that constraints relating to access and egress would be relevant matters to consider when consenting any subdivision and can readily be addressed in design.

5.17 As noted in Section 3.0 of our Report on 'Process Matters' the Panel has been particularly mindful of the recent extreme flooding events in Kaikōura that occurred during this process. This resulted in supplementary statements of evidence from Ms Patchett and Dr Stecca regarding the extent of flooding, and a further statement from Dr Stecca on the aggradation and modelling that had been carried out²⁷. We were satisfied from this statements that aggradation has been properly factored into CSL's modelling for future flooding events.

5.18 We heard planning evidence with respect to the appropriate flood mapping approach. Mr Clease advised that he agreed with Mr Jones that establishing the target FFL's would effectively 'front load' the research needed as part of an alternative certification approach and in doing so provides certainty to future District Plan users. He said that for PC6 considerable research has been undertaken by qualified experts to provide a more efficient and certain consenting process than the operative certification pathway (which requires people wishing to build to obtain a certificate that draws on information held by Councils).

5.19 Ms Watt, in her planning evidence for ECan, supported the operative certification approach as she considered it enables future applications to be informed by the latest

²⁴ Geomorphic Assessment Addendum, page 7.

²⁵ Geomorphic Assessment Addendum, page 8.

²⁶ Statement of Evidence of Ms Patchett (17 April 2026), Table A4.

²⁷ Further Supplementary statement from Dr Stecca, 5 August 2026

knowledge, should environmental circumstances change or new information become available. Mr Clease agreed with Mr Jones in that it does so however at a cost of certainty and efficiency, and they preferred the PC6 approach as being more effective and efficient particularly given the high level of conservatism built into the FFL approach. As noted in Section 3.0 of our Report Ms Watt had recommended some additional assessment matters be added to the operative provisions to apply to the PC6 site, and we do not consider we have the jurisdiction to consider these further.

- 5.20 Mr Clease considered overall that the risk exposure generated by PC6 is acceptable in terms of both NPS-NH and Canterbury Regional Policy Statement ('CRPS') directions, that the mitigation proposed is proportionate and able to be readily implemented via bulk earthworks as part of future subdivision stages, and that the proposed rule framework delivers the requisite level of certainty, efficiency, and effectiveness.

Our Findings

- 5.21 We consider the body of evidence in support of how flood risk is managed by PC6 is comprehensive and has been well examined by the submitters and the Panel throughout this process including in response to the recent flood events in Kaikōura.

- 5.22 In particular, we accept:

- The evidence of Ms Patchett that flood risk modelling prepared for PC6 demonstrates fluvial flood risk has been managed in a proportionate way for the plan change area, and takes into account flood flows which in all likelihood go beyond the worst case scenario;
- The planning evidence of Mr Clease and Mr Jones that the flood risk assessment is conservative, and the mitigation FFL approach is a more certain and efficient approach for development of the PC6 land given the breadth of work that has already been done to provide the best available information on flooding; and
- The evidence we received from Ms Patchett and Dr Stecca immediately following the recent extreme flooding events, which supports the assumptions used in the modelling.

- 5.23 We do not consider further modelling of gravel aggradation and transportation in the Kōwhai River Is required, as suggested by ECan. In that regard we accept the evidence of Dr Stecca as the only geomorphological expert in these proceedings.

- 5.24 As such, on the evidence before us, the Panel has confidence that flood risk issues are proportionately, adequately, and appropriately addressed by PC6.

Maximum height limit in the Hub area

Issue identification & evidence

- 5.25 There was broad agreement between the Council landscape expert (Mr Bentley) and CSL's landscape expert (Ms Wilkins), that the landscape effects of the overall development as addressed in the Design Statement and the proposed suite of controls are acceptable. In terms of visual effects, Mr Bentley considered that the site,

being already zoned for urban purposes and supported by the ODP framework, has sufficient capacity to absorb the greater density proposed in PC6. He considered the proposal demonstrates a deliberate approach to integrating development with the site's topography and existing planting, providing an overall acceptable visual outcome.

- 5.26 The only outstanding matter for landscape and visual aspects is the proposed height of an area in the mixed-use area, located in the northwest corner of the Hub Area (at the corner of Ludley Drive and Ocean Ridge Boulevard).
- 5.27 In his advice as part of the section 42a report Mr Bentley did not reach a firm view as to the acceptability of the 15 metre height limit, but rather suggested further assessment should be provided to evaluate the effects of buildings of up to that height on the local and wider context. His concern was that this would introduce buildings of 4 to 5 stories in height, which is greater than the permitted height of 10 metres for buildings within the Commercial and Mixed Use Zone in the Kaikoura township.
- 5.28 Mr Bentley noted that the Hub is located on the flatter land close to the highway. He said that whilst much of it is set back (due to the stormwater reserve/ Kekenno Park) and will be seen against the adjacent hill from the State Highway, buildings of up to 15 metres could nevertheless appear reasonably prominent from adjacent residential areas. He acknowledged that the maximum height of 15 metres will not be uniformly applied across the Hub area but was concerned this height may be too tall for this area. He suggested that potentially reduced heights (in the range of 11-12 metres for example) would be more appropriate to avoid dominating the local area.
- 5.29 In her statement of evidence Ms Wilkins responded by providing further assessment of height limits in this area. Her conclusion was that the 15 metre height limit is appropriate from a landscape, urban and visual amenity perspective, for this sub-section of the Hub, for the following reasons:
- The height increase (of up to 7 metres) does not detract from the City Centre as other comparative factors of extent, bulk, scale and mitigation contribute to the overall outcomes (for example this part of the Hub is only 0.79 ha in area);
 - The location for the height increase was carefully considered and chosen based on site responsive factors and urban design provisions and objectives;
 - The resulting visual effects assessment, informed by extensive ZTV mapping, geo-modelling, affected parties, or visual effects in surrounding areas have not determined any affected visual parties because of the scale increase;
 - The Landscape and Visual Assessment ('LVA') and the corresponding Peer Review by Boffa Miskell did not determine visual effects are adverse or scaled more than 'less than minor', and this included the area in The Hub with a proposed height limit of 15 metres; and
 - Substantial mitigation measures would be considered to address the perceived bulk of any buildings.
- 5.30 Mr Cleese supported a reduced maximum height limit, of 11 metres, for this area. He was concerned that:

- The PC6 rule package only requires qualitative urban design assessment where any building contains multi-unit residential activity, and so any office, hotel, or any other non-residential building will not require a qualitative design assessment. He suggested that an alternative framework would be to permit buildings up to 11 metres in height, with buildings between 11-15m subject to a restricted discretionary consenting process with matters of discretion designed to capture urban design matters;
- Whilst he supports the inclusion of the Hub area as a focal point for the local community, this should not require a 4-5 storey building, and would essentially allow a mid-rise office block or a hotel neither of which would align with the role and function of a neighbourhood centre; and
- The proposed height limit is incongruent with the height limits in the town centre commercial zone.

5.31 Mr Jones agreed with Mr Clease that it is relevant to consider the proposed height limit in the wider township context. However he noted that the operative Plan enables buildings outside the town centre up to 15m in the Light Industrial Zone, which is further to the west of the township than the ORD Area. He also questioned whether it is appropriate to rely on the existing Plan settings in the main Commercial Zone, particularly in light of the recommendations contained in a report commissioned by Council under section 35 to assess the efficiency and effectiveness of the operative District Plan settings²⁸. He said the s35 report noted the existing 10m height limit reduces the opportunity for larger developments which may otherwise increase economic activity in Kaikōura, and it therefore had recommended consideration be given to increasing building height and coverage limits.

5.32 Mr Jones therefore considered it is more relevant in this case to ensure the proposed building heights in PC6 are appropriate to the local context rather than to focus on wider urban form issues and coherence. He considered, based on Ms Wilkins' evidence, 15m high buildings in this limited area within the Hub can be absorbed into the landscape and will not result in inappropriate dominance on the local environment. He said the 15m height limit would realistically provide only for a 4 storey building rather than up to 5 stories as envisaged by Mr Clease, and he did not share Mr Clease's concerns that the limited 15m height area risks overstepping the Hub's intended function as a neighbourhood centre.

Our Findings

5.33 We consider the evidence from CSL has appropriately responded to concerns raised by Mr Bentley and Mr Clease, noting also there were no submissions contesting the proposed height limit.

5.34 Firstly, we accept the evidence of Ms Wilkins that the inclusion of a discrete area of increased height in this location is not comparable to an urban core. Rather it functions as a small, complementary component on the edge of the centre. We agree that height alone is not determinative of whether commercial activity is subordinate, rather its very limited spatial extent (0.79 ha), and separation, ensures the development remains visually and functionally subordinate to the Kaikoura town centre which is substantially larger, more centrally located, and more diverse in

²⁸ Kaikoura District Plan Monitoring: Kaikoura District Council Commercial and Residential Chapters (10 February 2026), Perspective Consulting Ltd

activity and built form. This point is aptly summarised in her statement: *“The Ocean Ridge area would provide a modest, complementary commercial presence that offers a brief expression of township character, contributing positively to local vitality without competing with the established centre²⁹”*.

- 5.35 We also note from Ms Wilkins' evidence that the operative District Plan already provides for buildings up to 15 metres in the Light Industrial Zone outside the town centre, demonstrating that this level of height is an accepted component of the broader urban environment. In addition, from Mr Jones' evidence, the Council-commissioned s35 report has raised the possibility of the need to increase maximum height limits in the city commercial zones to maximise efficiency of built form.
- 5.36 Secondly, we accept Ms Wilkins' evidence regarding the careful selection of this site through the masterplan process for development of this kind and height. As a result, it is positioned adjacent to extensive open space, existing vegetation, and riparian margins to the west and south, and is set against a steeply contoured hillside backdrop to ensure built form will not break the skyline or ridge lines but will instead be absorbed into the natural landform and the existing topographical setting. The taller development is also set back as far as practicable from the State Highway, from which visual exposure will be limited and brief.
- 5.37 We are also satisfied that the LVA assessment and its peer review have concluded visual effects will be no more than minor in nature and are not expected to result in increased visual dominance or adverse effects on residential outlook from the adjacent Ocean Ridge residential areas. It is also relevant that there are no submissions from adjacent residents opposing the 15 metre height limit. When considering the proposed setbacks, landscape treatment, and open space provisions, as outlined by Mr Jones, we agree that the increase in height is not anticipated to give rise to additional adverse visual effects.
- 5.38 For those reasons we accept Mr Jones' evidence that the rule framework to enable buildings up to 15 metres in this limited area of the Hub is appropriate and meets the s32 tests. We see no need, on the evidence, to introduce additional design control standards for those parts of buildings in excess of 11 metres in height, as was suggested as an option by Mr Clease.
- 5.39 Having now concluded that the maximum building height limit for the Hub is appropriate and need not be reduced to 11m as suggested by Mr Clease and Mr Bentley, it is not now necessary for the Panel to determine our scope, or jurisdiction, as traversed in Section 3.0 of this Report to make a change in the absence of a submission requesting this. We have found, on the merits of the evidence in contention, that the maximum height limit proposed in PC6 is appropriate and we do not recommend any change to the proposed provisions.

Classification of Wetland 2

Issue identification & evidence

- 5.40 There was broad agreement between the ecology experts (Mr Lowe for CSL) and Dr Blakely (for Council) that the parts of the site that are yet to be developed for housing have low ecological values (beyond identified waterways and wetlands), as they are

²⁹ Ms Wilkins evidence, paragraph 47

primarily comprised of exotic pasture. There is likewise agreement that the existing, established restoration areas should be retained, as is proposed in PC6 and that the proposed PC6 restoration plan is appropriate and will result in positive ecological outcomes.

- 5.41 The one point of difference between the experts concerns the categorisation of a wetland within the Greenlane sub-area (upper/northwestern end of 'Wetland 2').
- 5.42 Mr Lowe's evidence was that three detailed site investigations had been carried out with his colleague, Ms Kate McIntosh, and the natural inland wetlands and freshwater bodies were identified in the ORD Area and mapped on the ODP. Mr Lowe's view was that the area in question is more accurately identified as an ephemeral stream than a natural inland wetland.
- 5.43 Dr Blakely considered this area should be classified as a natural inland wetland. Part of the rationale for that assessment was that if the area was identified as natural wetland this would mean it can then be subjected to future compliance and assessment under relevant national and regional planning instruments (i.e. the NPS-FM and the NES-F). Dr Blakely was also concerned that if the area was not delineated wetland on the maps, then this may mislead a plan user into thinking that regional consent is not required.
- 5.44 Mr Jones, in his planning evidence, said he agreed with Mr Clease that regardless of whether the area is deemed natural inland wetland or ephemeral wetland this does not materially affect the appropriateness of PC6. He considered the key point is that the operative Plan anticipates that this specific area will be subject to restoration planting and PC6 maintains that same approach, and the anticipated environmental outcome arising from PC6 will still be a net positive. Mr Jones also said that the rationale used by Dr Blakely, regarding the advantage of being able to implement the regional planning instruments, was not a factor in itself that goes to determining the appropriate classification of the wetland in question.
- 5.45 CSL's closing submissions noted that classification in the District Plan will not affect regional consenting requirements which will remain the same. It was also noted that the requirement for consent extends over a 100m buffer zone around any natural inland wetland³⁰, and that as there are natural inland wetlands dotted across Ocean Ridge, this consenting requirement will apply to quite significant portions of the plan change area. As a result the likely starting point for any consenting planner assessing the activity will be that the NES-F requirements apply. It was also pointed out that an advice note in the rules, to identify that NES-F consents may be required from ECan for earthworks, already ameliorates any risk that plan readers might not be aware of regional consents being required.

Our Findings

- 5.46 The Panel considers this matter of disagreement between the ecology experts is very minor, particularly in the context of the overall agreement that the provisions in PC6 will ensure continued and improved enhancement of the ecological values of the site.
- 5.47 In assessing Mr Lowe's evidence, and from our own observations on the site visit, we consider we have no cause to doubt his classification of this wetland as ephemeral.

³⁰ The relevant parts of the NES-F are regs 45C and 52, which control earthworks and water takes within a 100m setback from a natural inland wetland (and vegetation clearance within 10m).

Whilst we respect Dr Blakely's assessment, overall from a planning viewpoint we accept the evidence of Mr Clease and Mr Jones that in essence there is not a lot riding on this. Ultimately the area in question is to be retained as a natural open space and ecologically restored. We also note there were no submissions on these provisions.

- 5.48 The evidence, and as supported by the legal submissions of CSL, was that this is essentially a regional planning matter. Regional consents will be required regardless of the district plan classification we were to settle on for this one wetland. We are also satisfied that the advice note in the rules, and the application of regional consents required for earthworks and subdivision within 100 metres of the many wetlands across the Site will mean there is little or no risk of plan readers not being aware of their obligations to obtain the appropriate consents.

Changes to the new Native Restoration Planting Management Plan ('NRPMP')

Issue identification & evidence

- 5.49 Mr Clease recommended three changes to the updated Restoration Management Planting Plan relating to: pest plant management; future lizard surveys; and flammability as a relevant factor for determining species mix.

(a) Pest plant management

- 5.50 Regarding pest plant management, Mr Clease's recommendation stems from Dr Blakely's opinion that site-wide pest-species management in existing and proposed planting areas should be undertaken.
- 5.51 As noted by Mr Lowe, existing restoration areas have been established via the implementation of previous subdivision consents, which include conditions requiring the ongoing protection and maintenance of those areas. Consent notices have been registered on the relevant titles to that end. Mr Lowe's view was there is no need to also require retrospective pest management of those areas via the updated NRPMP.
- 5.52 Mr Jones noted that the updated NRPMP is primarily focussed on new restoration areas. It introduces a time-bound maintenance period for pest plants following the establishment of new restoration areas, being a minimum of 5 years. This aligns with the development requirement 3.5 in the ODP, which requires plant grades and densities to be established to achieve 80% canopy enclosure within 5 years. Mr Jones considered that the Restoration Management Plan, as notified, provides appropriate direction on maintenance of restoration areas.
- 5.53 We agree with the evidence of Mr Jones and Mr Lowe, that there is no need to change the new NRPMP to require retrospective pest management of areas subject to previous subdivisions, and with consent notices requiring this in any event.

(b) Future lizard surveys

- 5.54 Dr Blakely and Mr Clease recommended there be a requirement for future lizard surveys. Mr Jones said, consistent with Mr Lowe's evidence, that he cannot recall such a requirement being imposed with proposed plans and plan changes. Mr Lowe said that lizards are absolutely protected under the Wildlife Act 1953, and accordingly there

is no need to duplicate that regulatory function through a requirement in PC6. Mr Jones saw no need to make amendments to the Restoration Management Plan in this regard.

- 5.55 Mr Clease, in his closing Summary Statement³¹, supported inclusion of an Advice Note on obligations under the Wildlife Act. He said this should be included in the Native Planting Restoration Management Plan rather than the District Plan, as the NRPMP will become the starting point guide for any future subdividers.
- 5.56 CSL, in closing submissions³², said that an advice note regarding lizard surveys could be acceptable, provided this simply directs plan users to the Wildlife Act and indicates that wildlife permits may be required in respect of lizard populations in the area.
- 5.57 We note CSL's acceptance that an Advice Note can be added to the new NRPMP to alert plan users, and consider this is justified based on Dr Blakely's evidence.

(c) Flammability of planting

- 5.58 FENZ's submission requested that future restoration planting efforts should incorporate low flammability species as far as practicable.
- 5.59 Mr Lowe considered that the planting mix provided in the current restoration plan is optimal for the maintenance and enhancement of ecological and biodiversity values. Mr Jones supported that, noting also that the proposed planting mix in the restoration plan is the most appropriate from an ecological perspective, and by extension, this will best implement the operative and proposed objectives and policies regarding ecological outcomes particularly for the ORD Area.
- 5.60 In response to FENZ's submission Mr Lowe provided for consideration a modified species list, which included some vegetation with low flammability properties. As explained by Mr Jones, this would not best suit the ecological outcomes but would at least reduce the uncertainty and inefficiencies that come with the 'far as practicable' matter of control suggested by FENZ when it comes to determining vegetation species with low flammability ratings at a later date as part of a consenting process.
- 5.61 Mr Clease suggested, in his closing statement, an alternative to 'locking-in' one species mix or another would be to update the Native Restoration Management Plan text to include an additional criteria requiring consideration of wildfire risk as one of the matters in designing the planting plans for future subdivision areas.
- 5.62 CSL, in its closing submissions, said it did not agree with Mr Clease's suggestion as this change to the Alternative NPRMP would introduce uncertainty to what has been intentionally designed as a plan which is simple to interpret and implement. It further submitted that it should not be necessary to adopt the modified planting species list in Mr Lowe's evidence given the access to reticulated water supply within the development, and the wetland/riparian context of much of the planting.
- 5.63 Finally we note that the letter tabled at the hearing from FENZ stated that it "*supports a balanced condition approach proposed by Mr Jones, provided it achieves the intent of its submission*"³³.

³¹ Mr Clease, Summary Statement, paragraph 23

³² CSL Closing Legal Submissions, paragraph 93

³³ FENZ letter from Beca Consultants, 30 April 2026

- 5.64 We accept the evidence of Mr Lowe, and Mr Jones, that the planting mix provided in the current restoration plan is optimal for the maintenance and enhancement of ecological and biodiversity values. Whilst Mr Lowe provided an alternative list, including non-flammable species, we agree that this would be sub-optimal from a s32 perspective in achieving the objectives and policies of PC6.
- 5.65 In considering the issue further, we note there was no evidence that there is a particular fire hazard risk at this site, and we also note the wetland and riparian context of much the planting, and that there will be access to water including via reticulation. We are also mindful that FENZ provided no evidence to support their submission, and in its tabled letter it supported the 'balanced condition' approach from Mr Jones' evidence.
- 5.66 For those reasons we are satisfied on the evidence we received that no changes need to be made to the NRPMP to address flammability of vegetation.

Our Overall Findings

- 5.67 Having carefully considered the evidence on the above matters, for the reasons outlined under each sub-section above, we consider that no changes are required to be made to the new Native Restoration Planting Management Plan other than the inclusion of an Advice Note relating to obligations under the Wildlife Act, specifically that wildlife permits may be required in respect of lizard populations in the area.

Fire-fighting water supply

Issue identification & evidence

- 5.68 The submission by Fire and Emergency New Zealand (FENZ, S22) seeks a package of bespoke provisions for the ORDA that includes explicit reference to SNZ PAS 4509:2008 in both the subdivision and land use ORDA chapters.
- 5.69 Mr Cleese did not support this request. He noted that there is currently no reference to the SNZ code in any of the other zone chapters or subdivision provisions in the Operative Plan. He also noted that the code of practice is currently being reviewed and it would be problematic if the existing code was locked into the subdivision and ORDA chapters only to be superseded in the near future. Overall he considered that the Operative Plan provisions, in combination with the by-law, are appropriate for managing firefighting supply, and does not support including bespoke provisions that differ from how this matter is consistently addressed through the Operative Plan across the balance of the District.
- 5.70 Mr Jones, in his evidence, agreed with Mr Cleese that firefighting water supply can be addressed through existing regulatory frameworks and consent stage processes and he did not support additional prescriptive provisions to be included in the District Plan for this site.
- 5.71 In its letter to the Panel, FENZ responded by stating that its position remains for explicit reference to be made to SNZ PAS 4509:2008. It also acknowledges the existing provisions and the Council Water Supply Bylaw 2020 provide for firefighting water supply.

Our Findings

- 5.72 We accept the evidence of Mr Clease and Mr Jones on this aspect, noting that we received no evidence from FENZ to persuade us otherwise.

6.0 OTHER TOPICS

- 6.1 In this section we briefly record our findings on the remaining issues addressed in the section 42A report. For these topics we received no evidence from submitters to contest CSL's evidence, and other than for those aspects addressed above all of the recommendations made by the Council-commissioned reports have been accepted by CSL.
- 6.2 We also briefly address the relevant policy framework for these points, as was the approach in the section 42A report. These topics are set out below:

Land Suitability – Geotechnical hazards (NPS-NH)

- 6.3 Parts of the PC6 site are subject to potential natural hazards associated with liquefaction, slope stability and flooding (the management of flood risk has been addressed in Section 5.0 of this Report).
- 6.4 The PC6 request included a geotechnical report prepared by Fraser Thomas Limited. This concluded the liquefaction risks are 'none to minor' and the slope instability risks are able to be appropriately managed to meet S106 RMA requirements. Mr Clease in his section 42A report noted that whilst the report was prepared prior to the NPS-Natural Hazards these findings would appear to align with a 'low' categorisation under the NPS-NH matrix.
- 6.5 Mr Clease generally accepted the findings of the Fraser Thomas report. He recommended adding a new matter of control to SUB-R1(1)(4) to ensure consideration of slope stability is captured as part of the subdivision process. This was accepted by CSL, as confirmed in Mr Jones' statement of evidence³⁴, and the amendments were included in the updated provisions.
- 6.6 We accept Mr Clease's evidence³⁵ which summarises the issue of geotechnical hazards, i.e.
- PC6 is consistent with the outcomes sought in Policy 3, namely that development in areas with very high hazard risk be avoided and that development will not result in significant hazard risks to other sites (following mitigation), as required in Policy 4.
 - PC6 meets the direction contained in the NPS-NH regarding a proportionate and risk-based approach to managing geotechnical-based natural hazards.

³⁴ Mr Jones, Evidence in Chief, paragraph 32

³⁵ s42A report, paragraphs 9.1 – 9.18

Land Contamination (NES-CS)

- 6.7 The Preliminary Site Investigation ('PSI') prepared by Fraser Thomas Limited assessed the site for potential soil contamination principally from farming activities, in terms of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NES-CS'). The PSI does not identify the site as being likely to contain extensive areas of contamination that would pose risks to human health and that could not be effectively remediated.
- 6.8 Mr Clease's view was the PSI/ Detailed Site Investigation ('DSI') processes in the NES-CS together with the existing subdivision matters of control to manage soil contamination will collectively provide a well-established process for managing the risk to human health when changes in land use occur. He considered *"there is nothing to suggest that the potential contamination is of a type or extent that would render the land incapable of being remediated or made safe for residential or business development"*³⁶. We accept his evidence on this.

Highly productive land (NPS-HPL)

- 6.9 We accept Mr Clease's evidence that the National Policy Statement on Highly Productive Land ('NPS-HPL') is not particularly relevant in this case.
- 6.10 PC6 site is a long-established Development Area zone in the District Plan, and it is not therefore zoned either 'General Rural' or 'Rural Production'. He said that whilst parts of the Development Area are yet to be developed and are currently being utilised for pastoral farming activities, in terms of the NPS-HPL the future urbanisation of the site has been settled. The site is not therefore deemed to be highly productive land and the amendments sought though PC6 are not subject to the NPS-HPL policy directions³⁷.

Infrastructure servicing – water, wastewater, stormwater (NPS-I)

- 6.11 The National Policy Statement for Infrastructure ('NPS-I') came into force after PC6 was notified. The NPS-I provides national direction for the construction, operation, maintenance, upgrade, and removal of infrastructure. Very broadly, it provides balancing recognition of both the benefits that infrastructure brings and the practical constraints as to where it can be located.
- 6.12 The NPS-I has implications for PC6 only in terms of subsequent consenting processes necessary to deliver the infrastructure needed to ensure the development of this land is integrated with services. The NPS-I also reinforces the need to ensure new development does not adversely impact on the operation of existing network infrastructure, for example the proposed new Hub access point to SH1 and the development of housing in close proximity to the adjacent rail corridor and SH1. Mr Clease was satisfied that the proposed suite of provisions suitably addresses these matters. He also noted that KiwiRail have not submitted on the plan change and NZTA has confirmed it is comfortable with the notified provisions³⁸.

³⁶ s42A report, paragraph 10.5

³⁷ S42A report, paragraph 11.4

³⁸ S42A report, paragraph 12.7

- 6.13 The PC6 request includes an assessment of 3-waters infrastructure servicing, which was reviewed by Mr Day, Council's Service Delivery Manager, who also considered a report prepared for the Council by Stantec in 2023 to help inform Council's assessment of PC6 and to feed into Long Term Plan budget processes.
- 6.14 Ocean Ridge is currently serviced for potable water supply via two on-site bores located adjacent to Greenburn Way, with treatment at source. Mr Day was satisfied there are plausible potable water supply solutions available, including connecting Ocean Ridge to the Council's wider reticulated network or upgrading the existing on-site bores (or new additional bores) and an expanded local treatment and distribution network. He noted the existing storage volumes will need to be increased to provide network resilience and firefighting capacity for the additional housing proposed through PC6, but those matters can be readily confirmed through the subdivision process.
- 6.15 Ocean Ridge is currently connected to the Council's wastewater treatment plant and a conveyancing network of pump stations and rising mains. Mr Day confirmed that the treatment plant has sufficient capacity to treat the additional volume enabled through PC6. Whilst the conveyancing network will require several upgrades to convey the additional wastewater from the site to the treatment plant, he has confirmed that such upgrades are straight forward in terms of engineering design and implementation and will be subject to suitable cost sharing arrangements as part of the subdivision process. Overall, Mr Day was satisfied that the additional development enabled by PC6 can be serviced for wastewater, subject to aligning localised network upgrades with ORDA build-out.
- 6.16 The site's existing stormwater management system is designed around first-flush sumps and attenuation through managed waterways and basins. CSL's stormwater assessment, by Fraser Thomas, includes updated modelling to better capture the effects of climate change driven increases in rainfall event intensity. Mr Day accepts that the on-site treatment and attenuation of stormwater can be designed to manage 10 year and 100 year events and thereby not increase off-site flooding. Mr Day has concluded that the increased development enabled through PC6 can be serviced for stormwater.
- 6.17 Mr Cleese noted that the detailed design of stormwater systems and associated water quality treatment is subject to both subdivision and regional consenting processes. He considered the type of systems and solutions proposed for PC6 are standard systems that are commonly delivered³⁹.
- 6.18 Based on the evidence outlined above, the Panel is satisfied that the proposed servicing for the PC6 site to accommodate the additional growth has been properly assessed, and that design of water supply and wastewater treatment aspects can be further assessed and solutions identified as part of the subdivision and regional consenting processes. The servicing of the site is in accord with the NPS-I.

Transportation

- 6.19 The key transport network change is the Green Lane link to the northwest, which is to be delivered via the Government's Infrastructure Acceleration Fund ('IAF'). This route provides an alternative option for Ocean Ridge residents to access the High School and town centre without needing to travel along SH1. Mr Day, who also oversees the

³⁹ S42A report, paragraph 12.21

Council's roading and transport assets, has confirmed that the Council is a party to the IAF project and the associated new road link.

- 6.20 PC6 also proposes a new left out only access onto SH1 from the Hub area. Mr Clease noted that this new access is not a required upgrade to mitigate a transport-related effect but rather is simply included in the ODP as an option. However, NZTA has confirmed it is comfortable with the rule framework proposed in PC6 in regard to this, noting that NZTA retains discretion as asset owner regarding detailed design and formation of this new access.
- 6.21 The safety and efficiency of the current site entrance of Ocean Ridge Boulevard and SH1 was considered in CSL's Integrated Transport Assessment. That report, by Novo Group, confirms the intersection will continue to operate to an appropriate level of service and safety with the additional housing and commercial activity enabled through PC6.
- 6.22 In terms of the planning framework, Mr Clease noted that the Operative Plan requirement that no more than 168 residential units be built prior to the Green Lane link being in place remains part of the PC6 package⁴⁰. This rule remains key to ensuring acceptable transport outcomes at this intersection by retaining a cap on households (and therefore vehicle movements) prior to an alternative access route being available and the localised traffic movements redistributed across both accesses. Whilst the ORDA is exempt from the High Traffic Generation rule in the transport Chapter (TRAN-S4), the ability to assess traffic effects remains a matter of discretion for any activities that seek to exceed the permitted GFA caps.
- 6.23 Pedestrian and cycle connections are also provided to link the ORDA to the town centre. Mr Day has advised that such links are currently programmed by the Council to connect the Green Lane extension to the existing shared path that currently runs between the town centre to the High School along Ludstone Road. There is also provision expected for a shared path and walking tracks within the ORDA, as well as several internal local road upgrades and dedicated parking areas within the Hub.
- 6.24 Based on the evidence of Mr Clease and Mr Day, and the correspondence received from NZTA, the Panel is satisfied that the additional development enabled by PC6 can be serviced with transport infrastructure and that the safety and efficiency of the wider road network will be maintained.

Ecology

- 6.25 The Ocean Ridge development site has been conceived from the start as a series of residential sub-areas set with a framework of native planting and ecological restoration. A key element of PC6 is the retention of all existing ecological restoration areas. No existing native vegetation is to be lost, with any gaps in the existing areas to be in-filled with 2.5ha of supplementary planting.
- 6.26 In section 3.0 above we noted one item of contested evidence concerning Wetland 2. However, we also noted that there is nevertheless broad agreement between the Ecological Impact Assessment undertaken by Morphem for CSL and Council's landscape adviser that the parts of the site yet to be developed for housing have low

⁴⁰ PC6, Operative Plan Amendments, Subdivision Chapter, rule SUB-S10(2)

ecological values, that the established restoration areas should be retained, and the proposed PC6 restoration plan will result in positive ecological outcomes.

- 6.27 Mr Clease suggested an amendment to Clause 3.5 of the ODP narrative to ensure that the outcomes sought by PC6 regarding infill planting are able to be triggered by larger-scale subdivision of the undeveloped sub-areas. His suggestion was accepted by CSL and was included in the updated provisions. Mr Clease was comfortable that the proposed revised regulatory framework will remain effective in requiring the restoration areas to be established and maintained.
- 6.28 He also advised that the National Policy Statement for Freshwater Management 2020 ('NPS-FM'), and the associated National Environmental Standards for Freshwater Management ('NES-F'), together provide nationally consistent policy direction and regulation to control activities that may affect freshwater environments, including freshwater wetlands. The National Policy Statement on Indigenous Biodiversity 2023 ('NPS-IB') likewise provides consistent national direction on how effects on indigenous biodiversity are to be managed. Mr Clease said that, in reliance on the high level of agreement between the ecologists that PC6 will result in positive ecological outcomes, he agrees with the assessment in Table 4 of the Requestor's s32 report that PC6 meets the higher order national direction in regard to how freshwater and indigenous biodiversity values are to be management.
- 6.29 The Panel accepts the evidence outlined above on the ecology effects of PC6.

Cultural effects

- 6.30 The PC6 request included an initial assessment on cultural effects, pending consultation feedback from mana whenua. Te Rūnanga o Kaikōura did not lodge a submission. However, following the close of submissions Te Rūnanga provided a letter⁴¹ confirming the engagement process undertaken with mana whenua, the applicant's response to the feedback provided, and the applicant's assessment of *Te Poha o Tohu Raumati: Te Rūnanga o Kaikōura Environmental Management Plan 2007*. The letter concludes by saying that Te Rūnanga fully supports the plan change and looks forward to ongoing engagement with the applicant as the development progresses.
- 6.31 On that basis we concur with Mr Clease that PC6 has appropriately taken into account the interests of mana whenua.

Landscape and Visual effects

- 6.32 PC6 includes a Landscape and Visual Assessment prepared by Novo Group, which this was peer reviewed for Council by its landscape adviser Mr Bentley. As noted in our assessment in Section 5.0, with the exception of the Hub building heights, Mr Bentley confirmed there is broad alignment between his conclusions and those reached in the Novo Report (and in Ms Wilkins' evidence) concerning effects on landscape, natural character and visual amenity.
- 6.33 Mr Clease's evidence, relying on Mr Bentley's conclusions and the high level of agreement between the landscape experts, was that the changes enabled through

⁴¹ Attached in Appendix 5 of s42A report

PC6 will result in acceptable outcomes from a landscape and visual amenity perspective.

- 6.34 We accept the evidence on this.

Urban Form, Character, Housing and Business Capacity (NPS-UD, CRPS)

- 6.35 Mr Clease advised that Kaikoura is not subject to the NPS-Urban Development ('NPS-UD') as it does not contain an 'urban environment' as defined, i.e. it does not contain a housing or employment market that is, or is intended to be, greater than 10,000 people.
- 6.36 Notwithstanding that, Mr Clease considered the matters that contribute to a 'well-functioning urban environment' set out in NPS-UD Policy 1 nonetheless represent good planning practice and also align with the matters found in Chapter 5 of the CRPS which provides direction on urban growth management for the parts of the Region outside of the 'Greater Christchurch' metro area. He noted that the submission from ECan (S26) concludes that PC6 is "generally consistent" with Chapter 5 CRPS directions. We understood Mr Clease to be satisfied that PC6 is consistent with these policies.
- 6.37 Mr Clease also considered PC6 is broadly aligned with the growth management outcomes sought through the Spatial Plan, which makes specific reference to the Ocean Ridge Development Area and that it will be further determined through a plan change process. He considered that PC6 enables more efficient use and higher yields from an existing urban-zoned area in a location that has long been identified for urban development and where funding is now available to improve roading linkages and connectivity with the wider urban area.
- 6.38 He also made reference to the Economic Report prepared by Formative which concludes that the GFA limits will ensure that future development will not undermine the role and function of the town centre, whilst remaining commensurate with the demand generated by the full build-out of the ORDA and the associated increase in anticipated household numbers. Mr Clease also noted that, in terms of the Hub area, along with GFA limits the height limits are another key tool for managing the extent of non-residential activity and associated built form outcomes. We have addressed the Hub height limits in Section 5.0 above, including Mr Jones' planning evidence which supported the proposed height limit in that part of the Hub for reasons including urban form and character.
- 6.39 Overall, we accept the planning evidence that while the NPS-UD is not strictly relevant, PC6 will nonetheless contribute to a 'well-functioning urban environment' and represents good planning practice. We also agree that PC6 is generally consistent with the Chapter 5 CRPS directions.

7.0 STATUTORY EVALUATION

- 7.1 From our assessment the Key Issues in Contention (in Section 5.0), and also the Other Topics Matters (in Section 6.0), which includes an assessment of the relevant statutory documents, we conclude that PC6 meets the relevant statutory tests for evaluating a plan change request as set out in Section 3.0 of this Recommendation Report.

- 7.2 We note that high level of alignment between the planning witnesses, Mr Clease and Mr Jones, in this regard, and we have accepted their evidence on the relevant statutory matters.
- 7.3 We also acknowledge that Ms Watts, for ECan, considered that PC6 is not consistent with the relevant policies of the CRPS as regards the way the natural hazard risk of flooding is managed, and in particular flood risk derived from the Kowhai River. The Panel has concluded that flood risk can be managed to acceptable levels and therefore accept the evidence of Mr Clease and Mr Jones that PC6 aligns with the CRPS directions on risk management. We also accept CSL's legal submissions, as supported by Mr Jones' planning evidence, that the CRPS precedes the more recent direction provided in the NPS-NH and we therefore place more weight in any event on CSL's assessments against the Appendix 1 risk matrix in the NPS-NH.
- 7.4 On that one area of disagreement in the planning evidence, we conclude that we are satisfied that PC6 gives effect to the CRPS and agree with the associated section 32 assessment regarding alignment with these provisions.
- 7.5 Overall, we are satisfied that the provisions of the plan change, as recommended to be amended, are the most appropriate way to achieve the objectives of the District Plan, it accords with Part 2 of the RMA, and meets all other relevant statutory tests.
- 7.6 We also adopt the s32AA evaluations provided by Mr Jones, as supportive of the amendments recommended to be made to the PC6 provisions following its notification. Those changes are considered relatively minor, are in response to the positive suggestions made by Mr Clease, and will overall assist with the efficient and effective implementation of the provisions proposed in PC6.

8.0 CONCLUSION

- 8.1 We consider that, overall, PC6 represents an appropriate review of the existing development provisions which apply at Ocean Ridge. It responds to the opportunities generated by the connectivity improvements, in particular the ability to achieve the Green Lane road link via the Infrastructure Acceleration Fund. It also provides additional housing and a greater range in housing typologies, in an area that has been identified in the Spatial Plan for urban development including an associated neighbourhood centre.
- 8.2 There is also a strong focus on ecological enhancement, and improved landscape outcomes, which are to be commended. It is notable that experts commissioned by the Council to review CSL's own assessments on these matters substantially agreed that the ecological and landscape outcomes would be beneficial.
- 8.3 It is also notable that there were no submissions seeking that PC6 be rejected. It is acknowledged however that a neutral submission by Environment Canterbury appropriately focussed on the flooding hazard issue which is a very important aspect for our consideration of PC6. In that regard, the Panel throughout the process has taken particular care to ensure that the flooding hazard risk is able to be appropriately managed. This was the focus of a considerable amount of evidence, including reports that we directed be provided following the recent significant flood event in Kaikōura.
- 8.4 We acknowledge the evidence provided by Environment Canterbury to assist our understanding of the issue. However, for reasons addressed in detail in our Recommendation Report, we are satisfied from CSL's expert evidence on flood modelling and geomorphic processes that the natural hazard risk is managed

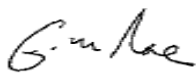
appropriately, and from the planning evidence of Mr Clease and Mr Jones we are also satisfied that the PC6 provisions accord with the proportionate risk profile in terms of the NPS-NH.

- 8.5 In this, and all other respects, we are satisfied the effects generated by the plan change request are able to be effectively managed.
- 8.6 We consider the evidence to be conclusive that PC6 will integrate effectively with the operative District Plan, will give effect to the higher order direction contained in the CRPS, National Policy Statements and the relevant National Environment Standards, and will ultimately achieve Part 2 of the RMA and the matters set out in sections 6, 7, and 8.

9.0 RECOMMENDATIONS

- 9.1 Based on our consideration of all the material before us, and for the reasons outlined throughout our Report, our recommendations are that:
- (a) the Plan Change **be accepted and adopted** by Council in the form that is presented in Appendix 1 (i.e. the annotated provisions by Mr Jason Jones which are recommended for inclusion in the District Plan with any necessary editorial amendments);
 - (b) the new Native Restoration Planting Management Plan is amended by addition of an Advice Note to alert readers of that plan to their obligations under the Wildlife Act, specifically that wildlife permits may be required in respect of lizard populations in the area;
 - (c) all submissions on the Plan Change be accepted, accepted in part, or rejected as set out in the table in Appendix 2; and
 - (d) pursuant to Clause 10 of the First Schedule of the Resource Management Act 1991, Council gives notice of its decision on submissions to Plan Change 6.

DATED this 18th day of August 2026



GM Rae, Independent Hearing Commissioner, Chair



VL Gulleford, Independent Hearing Commissioner

APPENDIX 1: Recommended Amendments

APPENDIX 2: Recommendations on Submissions

BEFORE THE KAIKOURA DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Private Plan Change 6

SECTION 42A REPORT: PLAN CHANGE 6

**By Cargill Station Limited regarding the Ocean Ridge Development
Area**

To: Hearing Commissioners – Gary Rae, Mar-Rea Clayton, Vicki
Gulleford

From: Jonathan Clease, Consultant Planner

Dated: 10th April 2026

1.0 QUALIFICATIONS AND EXPERTISE

- 1.1 My full name is Jonathan Guy Clease. I am a Director at planning and resource management consulting firm Planz Consultants Limited and practice as a Planner and Urban Designer. I hold a Bachelor of Science (Geography), a Master of Regional and Resource Planning, and a Master of Urban Design. I am a Full member of the New Zealand Planning Institute.
- 1.2 I have some thirty years' experience working as a planner, with this work including policy development, providing S42A reports on plan changes, the development of plan changes and associated s32 assessments, and preparing resource consent applications. I have worked in both the private and public sectors, in both the United Kingdom and New Zealand.
- 1.3 I have assisted in the development of the second-generation Kaipara, Timaru, Selwyn, and Waimakariri District Plans and the preparation of s42A reports on the Rural, Village, Medium Density, and Future Urban Zones as part of the review of the Waikato District Plan. I recently prepared the S42A reports on PC68, PC72, and PC79 in Prebbleton on the outskirts of Christchurch, and the S42A reports on PC83, PC84, and PC85 in Mangawhai in Northland with these private plan changes in combination seeking some 3,800 lots. I have separately prepared the applications or evidence to support three significant plan changes in Christchurch, Woodend, and Rolleston that in combination provide for 3,200 households.

2.0 CODE OF CONDUCT

- 2.1 I have read the Code of Conduct for Expert Witnesses issued as part of the Environment Court Practice Notes. I agree to comply with the code and am satisfied the matters I address in my evidence are within my expertise. I am not aware of any material facts that I

have omitted that might alter or detract from the opinions I express in my evidence.

3.0 SCOPE OF REPORT

- 3.1 I have been asked by Kaikoura District Council (**the Council**) to prepare this report under section 42A of the Resource Management Act 1991 (**the RMA**) to document the assessment of the private plan change request (**PC6**) to the Operative Kaikoura District Plan (**the Operative Plan**).
- 3.2 This report effectively acts as an audit of the detailed information lodged with the plan change request, including any subsequent updates to the application, along with an assessment of any matters raised by submitters on the plan change. The request was prepared by Resource Management Group (**RMG**) on behalf of Cargill Station Limited (**the Applicant**).
- 3.3 A full copy of the plan change request, the amended request as a result of a Request for Further Information, submissions, summary of submissions, and other relevant documentation can be found on the Council's website.¹
- 3.4 The purpose of this report is to both assist the Hearing Commissioners in evaluating the request and deciding on submissions made on PC6, and to assist submitters in understanding how their submission affects the planning process. This report includes recommendations on matters raised in submissions, and several discrete amendments to the proposed PC6 provisions having considered the statutory requirements.
- 3.5 **For the avoidance of doubt, it should be emphasised that any conclusions reached or recommendations made in this report are not binding on the Hearing Commissioners.** It should not therefore be assumed that the Hearing Commissioners will reach

¹ <https://www.kaikoura.govt.nz/council/public-notices/zclosed-public-notices/plan-change-6-ocean-ridge-development>

the same conclusions or recommendations, having considered all the evidence from the Applicant and submitters.

3.6 My recommendations on individual submissions are set out in **Appendix 1**.

3.7 In preparing this report I have:

- Reviewed the original plan change request, the Request for Further Information (**RFI**) and the updated plan change documentation received in response;
- Read all the submissions and further submissions received on the plan change request, along with correspondence from several submitters;
- Visited the site and the surrounding area on several occasions;
- Considered the statutory framework and other relevant planning documents; and
- Reviewed, and where necessary relied on, the peer reviews provided by other technical experts engaged by the Council to assist with the reporting on this private plan change, as follows:

Appendix 2: Infrastructure Assessment (Mr Day, Council Service Delivery Manager);

Appendix 3: Ecological Review (Dr Blakely, Boffa Miskell Ltd);

Appendix 4: Landscape Review (Mr Bentley, Boffa Miskell Ltd);

Appendix 5: Letter from Te Rūnanga o Kaikōura;

Appendix 6: Letter from NZTA (Submitter S19).

4.0 PROCEDURAL MATTERS

4.1 The Plan Change request was lodged with the Council on 22nd September 2025. A Request for Further Information (**RFI**) was issued by the Council on 21st October 2025, seeking clarification on

a number of matters in order to better understand the outcomes sought by the plan change. The applicant responded on 10th November 2025 with the additional information sought. PC6 was accepted for public notification by the Council on 19th November 2025 and was formally notified on 20th November 2025.

- 4.2 Submissions closed on 19th December 2025. A total of 28 submissions were received.² Of these, 19 submissions were in support, 3 submissions support-in-part, 2 submissions were neutral, and 4 submissions were in opposition.
- 4.3 These submissions were then summarised, and the summary of submissions was notified on 4th February 2026 and closed on 18th February 2026. One further submission was received.
- 4.4 I understand that following the close of submissions, the applicant has engaged with a number of submitters. The Council has subsequently received written confirmation from four of the submitters that they wish to have their submissions withdrawn, namely the Blakes (S1), Wrights (S15), Ms Clelland (S20), and Mr McGregor (S24)). The Blakes, Ms Clelland, and Mr McGregor were submitters in opposition, and the Wrights were 'support-in-part'.
- 4.5 Correspondence has also been received from Ms Solomon (S25) that her position has changed from being in opposition to now being in support. There are therefore no original submitters remaining who are opposed to the plan change.
- 4.6 Mr Laurence Field lodged a further submission in support of Ms Solomon's submission as notified i.e. Mr Field supported Ms Solomon's reasons for opposing PC6. Mr Field has confirmed that he no longer wishes to be heard, however he has not withdrawn his further submission. It is my understanding that even where an original submission is withdrawn or the submitter's position is

² Noting that the Wrights initially lodged submission 5. This submission was then withdrawn prior to the summary of submissions being notified. It was replaced by a new submission 15. The Wrights have subsequently also withdrawn S15.

changed, further submissions still have standing on the basis that they were originally made.

- 4.7 Correspondence received from the New Zealand Transport Agency Waka Kotahi (**NZTA**, S19) has confirmed that they no longer wish to be heard on the basis that the proposed PC6 provisions address their concerns (**Appendix 6**). They have also confirmed that they are not withdrawing their submission, and that they remain neutral.
- 4.8 The changes in submitter position are reflected in the recommendations on submissions in **Appendix 1** which has been updated to show which submissions have been withdrawn or the submitter's position amended.
- 4.9 None of the submissions received raise questions of scope, were late, or otherwise give rise to matters of a procedural nature that require a determination by the Panel.
- 4.10 As a final procedural matter, following the close of submissions a letter has been received from Te Rūnanga o Kaikōura (attached as **Appendix 5**). This is not a late submission but rather is simply correspondence on the Plan Change from mana whenua. I discuss this letter in more detail in the below section on cultural effects.

5.0 STATUTORY FRAMEWORK

- 5.1 The functions of Council as set out in s31 of the RMA include the establishment, implementation and review of objectives, policies and methods to:
 - A) achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources; and
 - B) control any actual or potential effects of the use, development or protection of land.

- 5.2 Provided that the proposed rezoning aligns with the outcomes sought in the District Plan objectives and policies, the change in zone will be in accordance with the role and function of the Council.
- 5.3 The process for making a plan change request and how this is to be processed is set out in Schedule 1 of the RMA.
- 5.4 Section 73(2) of the RMA allows for any person to request that a change be made to the District Plan, in accordance with the process set out in Part 2 or Part 5 of Schedule 1³.
- 5.5 Clause 22 of Part 2 of Schedule 1 requires that the plan change request: explain the purpose of, and reasons for, the proposed change; contain an evaluation report prepared in accordance with section 32 of the RMA; and where environmental effects are anticipated, describe those effects in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.
- 5.6 In this case, the tests to be applied to the consideration of PC6 under Schedule 1 Part 2 of the RMA are summarised below and include whether:
- A) It accords with and assists the Council to carry out its functions (s74(1)(a) and s31).
 - B) It accords with Part 2 of the Act (s74(1)(b)).
 - C) It accords with a national policy statement, a national planning standard and any regulation (s74)(1)(ea) and (f)).
 - D) It will give effect to any national policy statement, the New Zealand Coastal Policy Statement, national planning standard or operative regional policy statement (s75(3)(a)(b)(ba) and (c)).

³ Part 5 of Schedule 1 relates to the use of the 'streamlined planning process' and is not relevant to this plan change.

- E) The objectives of the request are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)).
- F) The provisions in the plan change are the most appropriate way to achieve the objectives of the District Plan and the purpose of the request (s32(1)(b)).

5.7 In evaluating the appropriateness of PC6, the Council must also:

- A) Have particular regard to an evaluation report prepared in accordance with s32 (s74(1)(d) and (e)).
- B) Have regard to any proposed regional policy statement, and management plans and strategies prepared under any other Acts and consistency with the plans or proposed plans of adjacent territorial authorities (s74(2)).
- C) Take into account any relevant planning document recognised by an iwi authority (s74(2A)).
- D) Not have regard to trade competition or the effects of trade competition (s74(3)).
- E) Not be inconsistent with a water conservation order or regional plan (s75(4)).
- F) Have regard to actual and potential effects on the environment, including, in particular, any adverse effect in respect to making a rule (s76(3)).

5.8 The functions of the Council set out in s31 of the Act that are required to be maintained when evaluating the appropriateness of PC6 include the establishment, implementation and review of objectives, policies, and methods to:

- A) Achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources (s31(1)(a)).

- B) To ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district (s31(1)(aa)).
- C) Control any actual or potential effects of the use, development, or protection of land (s31(1)(b)).

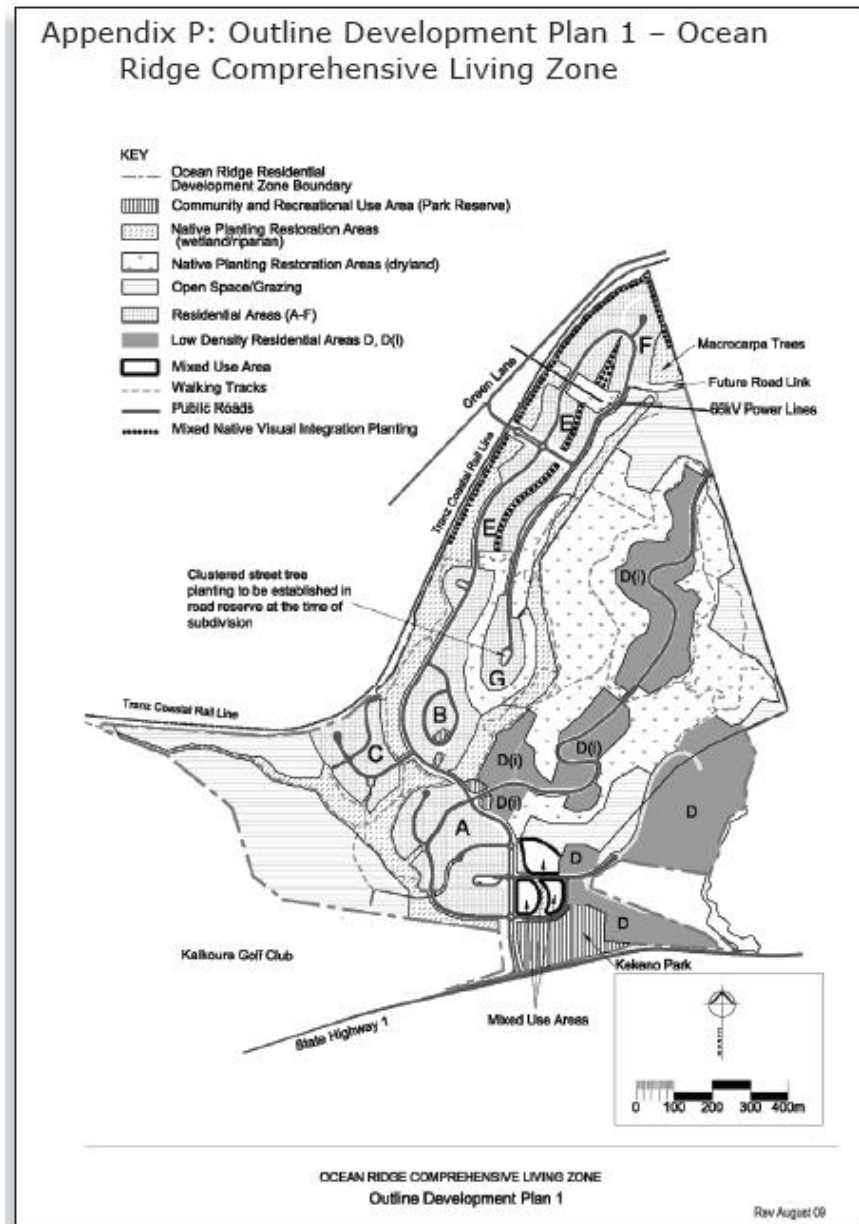
5.9 The request considers the actual and potential effects of the plan change on the environment, and where necessary, I have made further comment and assessment of these later in this report, including by reference to the specialist assessments undertaken by the Council's experts. Similarly, an assessment of PC6 against the various statutory documents is set out further below.

6.0 THE PROPOSED PLAN CHANGE AND SITE DESCRIPTION

Background

- 6.1 The Plan Change site encompasses the Ocean Ridge Development Area (**ORDA**). The ORDA forms what is in effect a stand-alone zone and chapter in the Operative Plan in terms of zone provisions. Development in the area remains subject to the Operative Plan chapters that address thematic matters such as natural hazards, subdivision, earthworks, transport etc. The ORDA was put in place via a private plan change process in 2005, with the provisions updated via a subsequent Council-led plan change in 2010.
- 6.2 The ORDA provisions in the Operative Plan currently enable up to 336 residential units and a small commercial centre to be developed on the site. The ORDA is also subject to an Outline Development Plan (**ODP**) that guides the location of key features such as road links, various housing sub-areas, and extensive areas of ecological restoration. The Operative Plan ODP is shown in **Figure 1** below.

Figure 1. Operative Plan ODP



6.3 As an existing urban zoned Development Area, the starting context for PC6 is materially different to that typically experienced with greenfield plan changes where the operative zoning is invariably rural in nature. Whilst the undeveloped portion of the site is currently comprised of rural paddocks, the Operative Plan ORDA zoning anticipates that it will be developed for residential outcomes.

Site context

- 6.4 Ocean Ridge is located approximately 3km southwest of the Kaikōura town centre. The site has frontage to State Highway 1 (**SH1**) to the southeast, the Kaikōura Golf Club to the southwest, and the main trunk rail line (and thereafter Green Lane) to the north and west.
- 6.5 The site has been under development for approximately 20 years and has been partially built out, in general accordance with the ODP. Existing housing is focussed towards the southern end of the site with access off SH1 via Ocean Ridge Boulevard. Existing housing is reflective of suburban typologies and is comprised of detached single or double storey dwellings set within landscaped gardens. The commercial hub is yet to be developed and is currently maintained as grassed paddocks.
- 6.6 Extensive areas of ecological restoration plantings have been established along the site's steeper slopes and watercourses (approximately 27ha). These restoration areas have been developed in parallel with the housing stages and as such are also concentrated towards the southern end of the site. The ecological restoration areas shown on the operative ODP and that are yet to be established are primarily located towards the western side of the site parallel to the rail corridor and future road corridor to Green Lane.
- 6.7 Housing is capped at 168 units until such time as a road link is formed through the site from State Highway 1 to Green Lane to enable an alternative access to the Development Area.⁴
- 6.8 The PC6/ Ocean Ridge area is shown in **Figure 2** below.

⁴ Operative Plan, Subdivision Chapter, rule SUB-S10(6)

Figure 2. PC6 extent⁵



Infrastructure Acceleration Fund

- 6.9 The Council has been successful in partnering with the Government to obtain funding via the Government's Infrastructure Acceleration Fund (**IAF**). The key purpose of this fund is described on the IAF website⁶ as being to *"provide councils with funding to support the delivery of critical infrastructure (transport, water and flood management projects) needed to enable housing development and commits councils and developers to building homes in areas of high housing need"*.
- 6.10 In Kaikōura, the secured funding is to be used to form a road connection from Ocean Ridge Drive, over the rail line via a new bridge, to connect with Green Lane. This link will provide an

⁵ Image source: PC6 s32 report, Figure 1 'Application Site Plan

⁶ <https://nationalinfrastructure.govt.nz/infrastructure-acceleration-fund/>

alternative access route from Ocean Ridge to Kaikōura High School and the town centre via Green Lane/ Ludstone Road and will enable Ocean Ridge residents to access the town centre without the need to travel on SH1.

- 6.11 The road link that is the current limiting factor on the Ocean Ridge housing cap is therefore committed to be developed. A resource consent for early-stage bulk earthworks to support the carriageway formation has recently been granted.
- 6.12 Confirmation of the delivery of this road link is integral to the build-out of the latter stages of Ocean Ridge. The ability to now open up the western parts of the site has been the catalyst for the Applicant to revisit the ORDA provisions to ensure that they reflect changes in housing demand and growth in the wider township since the ORDA was originally incorporated into the Operative Plan.

7.0 PC6 OUTCOMES

- 7.1 PC6 does not seek any expansion or amendment to the ORDA zone boundaries. The primary focus of PC6 is instead on undertaking a comprehensive review of the ORDA provisions i.e. what happens within the existing ORDA zoned area. The ORDA chapter is proposed to be substantively revised with the operative ODP replaced with a new ODP. Discrete amendments are also proposed to a number of thematic Operative Plan chapters where they contain provisions that impact on the ORDA.⁷
- 7.2 The key changes in the outcomes sought by PC6 relative to the operative provisions are summarised below.

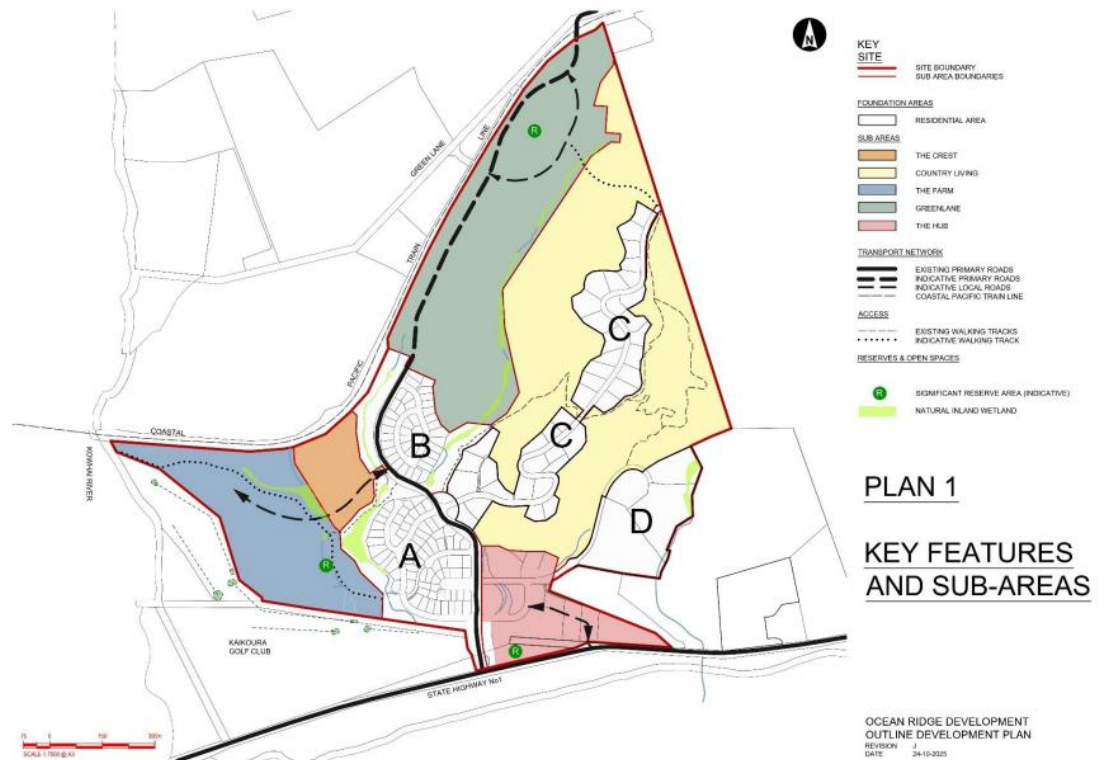
Residential yields, densities, and locations

- 7.3 The proposed ORDA provisions are linked to the identification of various sub-areas within the overall Development Area, namely the

⁷ PC6 proposes amendments to the District Plan chapters addressing earthworks, natural hazards, noise, subdivision, transport, and urban form and development

existing residential areas (white), the Crest (orange), Countryside Living (yellow), the Farm (blue), Greenlane (green), and the Hub (pink), as shown on the proposed PC6 ODP in **Figure 3**.⁸

Figure 3. Proposed ODP with sub-areas



- 7.4 The formation of the Green Lane road link and associated improvements to reticulated services facilitates an increase in total housing yield of a further 150 residential units (from 336 currently to 486 in total).
- 7.5 PC6 seeks to focus the increased housing yield towards the undeveloped parts of the site. The density outcomes and built form standards for the existing, established residential parts of Ocean Ridge will therefore remain largely unchanged so that existing residents retain the amenity outcomes that were in place when they bought into the development. The number of new residential units in each of the sub-areas is proposed to be capped. I note that cumulatively the sub-area caps exceed the overall cap of 486.⁹ I

⁸ PC6 Subdivision Chapter, ORDA ODP, Plan 1

⁹ Ibid, rule SUB-S10(1)

understand that this method is to provide a degree of flexibility with future subdivision design where the allocation of housing within the site may vary, but the overall pressure on services and roading generated by the ORDA will remain within the ambit of that anticipated by 486 households and the mixed use area.

- 7.6 As well as increasing yield, some flexibility is also proposed in terms of housing typologies to enable pockets of medium density housing in the Greenlane, Farm and Hub sub-areas to better meet the diverse housing needs of the community. Diverse typologies are enabled by a combination of a reduction in the minimum site size to 350m² in the Greenlane sub-area, along with the ability to develop medium density housing typologies as a restricted discretionary activity (with no minimum site size).
- 7.7 The other key change in relation to housing is the proposed development of up to 60 houses in the Farm sub-area to the northwest of the golf course. Whilst this new housing area is within the operative ORDA zone, it is on a part of the site that has not been previously identified for housing. The Farm is potentially exposed to flood risk generated by a breakout of the Kowhai River, with flood risk discussed in more detail in the below section on natural hazards.
- 7.8 Large Country Living lots are proposed across the elevated slopes above Ingles Drive that were previously to be retained as open grassland and restoration areas. Large lot development is anticipated to deliver similar levels of open space and restoration planting but with ownership privately held given that Council has indicated that it does not wish to accept these large areas as vested public open space. Public walking track access through this area is to be maintained.

The Hub commercial centre

- 7.9 The size of the proposed commercial centre (**the Hub**) on Kersage Drive is proposed to be expanded from 1.54ha to 5.64ha to better meet the needs of the enlarged local residential catchment.

Operative Plan limits on Gross Floor Area (**GFA**) associated with various non-residential activities are also proposed to be increased, and a portion of the Hub adjacent to Ludley Drive is proposed to enable buildings up to 15m in height.

- 7.10 The proposed ODP includes provision for a new left-out only exit access onto SH1 to improve traffic management associated with the expanded Hub. The ODP also facilitates the expansion of the Hub over a portion of Keken Park which is currently vested in Council as recreation reserve. The ODP identifies that any such expansion is dependent on the outcome of a separate reserve exchange process and associated public consultation to be undertaken under the Reserves Act.¹⁰ The ODP therefore enables the expansion of the Hub in terms of the District Plan/ RMA framework in the event that a future reserve exchange process is successful. If the reserve exchange does not proceed, then the Hub simply does not expand in that direction as ownership of the existing reserve area will not have been secured.

Ecological restoration

- 7.11 All existing native restoration areas are to be retained. The future, yet to be established, restoration areas shown on the Operative ODP are proposed to be amended with these areas reduced in size but increased in quality/ ecological value. In short, there is a reduction in the extent of the proposed open grassland areas and their replacement with smaller, ecologically higher value, areas of wetland and bush. The ecological effects of these changes are considered in more detail in the below assessment of ecological matters.

8.0 ASSESSMENT OF THE KEY CHANGES SOUGHT BY PC6

- 8.1 The core role of the S42A reporting process is to assess any proposed amendments to the Operative Plan against s32

¹⁰ See ODP 'Plan 4 – Detailed layout Hub area'

requirements and the statutory responsibilities of territorial authorities, as set out in Section 5 above, namely do the amendments sought through PC6 more effectively and efficiently deliver the outcomes sought in the Operative Plan (and the purpose of PC6) compared with the status quo zone provisions.

8.2 The S42A Report also provides an opportunity consider any matters raised by submitters. In this case, there are no remaining submissions in opposition, with the remaining neutral or 'support in part' submissions focussed on discrete matters in contention. I assess the remaining matters raised by submitters in the below topic-based sections of this report:

- A) Land Suitability – Geotechnical and flood hazards and the NPS-Natural Hazards;
- B) Land Contamination and the NES-CS;
- C) Highly Productive Land and the NPS-HPL;
- D) Infrastructure Servicing (Water, Wastewater Stormwater/ Flood Hazards);
- E) Transportation
- F) Ecology
- G) Landscape;
- H) Cultural;
- I) Urban Form, Character, Housing and Business Capacity and the NPS-UD

9.0 LAND SUITABILITY

Geotechnical Considerations and the NPS-NH

9.1 A package of changes to the national planning framework came into force on 15 January 2026 i.e. after PC6 was publicly notified. These

new National Policy Statements (**NPS**) were not therefore able to be assessed as part of the PC6 application/ s32 report.

9.2 Of direct relevance to an assessment of geotechnical hazards (and also flood risk), is a new National Policy Statement on Natural Hazards (**NPS-NH**).

9.3 The NPS-NH provides a nationally consistent framework for managing natural hazard risk associated with subdivision, use and development.

9.4 The NPS-NH contains a single objective which seeks that “*natural hazard risk to people and property associated with subdivision, use and development is managed using a risk-based proportionate approach*”.

9.5 The NPS-NH policy framework requires, in summary, the following:

- proposals are to be assessed against a ‘risk matrix’ included as Appendix 1 to the NPS-NH. This matrix assesses the likelihood of an event occurring against the consequences of that event.
- that the management of risks be proportionate to the level of risk;
- that development subject to very high natural hazard risk be avoided;
- that mitigation should not create or increase significant hazard risks to other sites without proportionate mitigation;
- that risk assessments and decisions must be based on the best available information and must be made even if that information is uncertain or incomplete; and
- that the potential impacts of climate change to at least 100 years into the future be considered.

9.6 Parts of the PC6 site are subject to potential natural hazards associated with liquefaction, slope stability and flooding¹¹. These

¹¹ As identified by operative District Plan liquefaction, debris inundation, and urban flood hazard overlays

risks are now required to be assessed in accordance with the NPS-NH risk matrix as directed by NPS-NH Policy 1, taking into account any mitigation available through the subdivision consent process required under the Operative Plan and PC6 provisions.

- 9.7 The PC6 request included a geotechnical report prepared by Fraser Thomas Ltd.¹² This report identified that the site has a generally flat to rolling topography with steeper slopes located to around the Country Living sub-area. The lower parts of the site are underlain by a mix of marine sediments to the south and alluvial sediments to the west. Higher parts of the site are comprised of sandstone and limestone rock, overlain by residual soils, loess colluvium, and landslide debris derived from the weathering of these small hills.¹³ Groundwater is assessed as being between 2m and 4.5m below ground level across the lower lying development areas.¹⁴
- 9.8 In line with the Operative Plan hazard overlays, the geotechnical report has assessed risk relating to both liquefaction and slope stability. The field investigations comprised a visual appraisal, 3 machine boreholes, 14 Cone Penetration Test (**CPT**) soundings, 16 machine excavated test pits, and 12 hand augered boreholes with associated Dynamic Cone Penetrometer (**DCP**) scale tests.¹⁵
- 9.9 In terms of liquefaction risk, the geotechnical report identifies that potentially liquefiable layers are generally located at least 4.5m below the ground surface. The report notes that following the 2016 Kaikōura earthquake event, no obvious liquefaction ejecta was observed at the subject site. This 'real world' outcome reflects the outcomes predicted by the modelling undertaken in the geotechnical report, informed by the field investigation findings. The report concludes that for foundation design purposes, the site is assumed to be within Foundation Technical Category 1 (**TC1**), as defined by the MBIE Canterbury guidelines, that it is unlikely that liquefaction induced ground deformation could occur at the site in

¹² PC6 application, Appendix 9

¹³ PC6, Appendix 9, pg. 9

¹⁴ Ibid, pg. 20

¹⁵ Ibid, pg. 10

response to a large earthquake event, and that the ground settlements at the site in response to seismic loading should be considered to be “within normally accepted tolerances”, as defined by the MBIE Canterbury guidance document.¹⁶

- 9.10 Regarding land stability, the geotechnical assessment found that side slopes in the yet-to-be developed parts of the site have a satisfactory theoretical factor of safety against deep-seated instability of the veneer soils.¹⁷ Two areas of potential instability risk are identified – one in the Greenlane sub-area associated with a historic pre-1940s landslide, and one in the slopes immediately above the Hub sub-area. The report recommends that buttress trench drains be installed within the Greenlane area, in order to control the groundwater levels within the slope and to mitigate against the risk of groundwater levels rising to a level which may result in slope instability. The report also recommends that excavation and earthworks at the base of the slope behind the Hub sub-area be designed and undertaken under the supervision of a geotechnical engineer, with this latter recommendation captured in the PC6 rule package.¹⁸
- 9.11 Given the steepness of some of the side slopes, the report identifies that there is a risk of some slopes being affected by shallow soil creep. The report recommends that house site-specific geotechnical reports be prepared for specific building developments (in support of an application for building consent). Foundations can be designed for the effects of surficial soils creep, so as to meet the performance requirements of the New Zealand Building Code.
- 9.12 The site is an existing Development Area and therefore urbanisation is anticipated. I consider that the geotechnical report has examined the two most likely sources of geotechnical natural hazard risk and has concluded that the undeveloped parts of the site that are exposed to liquefaction or slope instability risks are discrete in area. The report also concludes that these risks can be

¹⁶Ibid, pg. 43

¹⁷ Ibid, pg. 25

¹⁸ PC6, ODP narrative, clause 3.22

managed through specific site/ earthworks design as part of the subdivision process, with widely accepted engineering solutions being available.¹⁹

- 9.13 I note that PC6 does not seek to remove either the Liquefaction Hazard Overlay or the Debris Inundation Overlay from the ORDA planning maps. Consideration of liquefaction risk therefore remains a matter of control under SUB-R1(1)(4). Subdivision within the Debris Inundation Overlay remains a restricted discretionary activity under SUB-R1(4)(a)(iii), as are new residential units as a land use activity under NH-R4.
- 9.14 In addition to the retention of these existing rules, PC6 introduces a new reference to the need to assess land stability adjacent to The Hub sub-area via the proposed ODP narrative, Clause 3.22 as follows:

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

- 9.15 Given the more detailed understanding of slope stability across the site and the identification of both historic slips in the Greenlane sub-area and the slope toe issues in parts of the Hub, I consider there would also be merit in adding a new matter of control to SUB-R1(1)(4) ensure consideration of slope stability is captured as part of the subdivision process as follows:

4. Natural hazards

Liquefaction within the Liquefaction Hazard Overlay, with the matters of control restricted to:

¹⁹ Ibid, pg. 26

- I. Geotechnical recommendations from a site-specific geotechnical assessment of liquefaction hazard, including testing of soils;*
- II. Location, size and design of the subdivision, roads, access, services;*
- III. Recommendations for foundations for future buildings;*
- IV. Remediation and ground treatment.*

Slope stability in the Ocean Ridge Development Area within the Greenlane Area and Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1, with the matters of control restricted to:

- V. Geotechnical recommendations from a site-specific geotechnical assessment of slope stability and shallow soil creep, including testing of soils; and*
- VI. The matters at 4.11 – 4.iv above as relates to slope stability and shallow soil creep.*

- 9.16 The Fraser Thomas Report was prepared prior to the NPS-NH and therefore it did not include an assessment of the NPS-NH Appendix 1 risk matrix. This is an exercise that the Applicant may want its experts to undertake as part of their evidence. That said, the report is clear that the liquefaction risks are ‘none to minor’²⁰ and the slope instability risks are able to be appropriately managed to meet S106 RMA requirements. These findings would appear to align with a ‘low’ categorisation under the NPS-NH matrix.
- 9.17 Subject to the above risk assessment being confirmed by the Applicant’s experts utilising the NPS-NH matrix, and the above recommended amendments to the subdivision rules, I consider that for geotechnical hazards PC6 is consistent with the outcomes sought in Policy 3, namely that development in areas with very high hazard risk be avoided; and that development will not result in

²⁰ Ibid, pg. 41

significant hazard risks to other sites (following mitigation), as required in Policy 4.

- 9.18 In my view, PC6 therefore meets the direction contained in the NPS-NH regarding a proportionate and risk-based approach to managing geotechnical-based natural hazards.

Flood Risk

- 9.19 In addition to geotechnical hazards, parts of the site are potentially exposed to flood risk. Flood risk generated from rainfall landing within the site and that subsequently flows into the small streams running through the Greenlane sub-area is discussed in the below section on stormwater management as such runoff is primarily a stormwater management issue given the small size of the catchment.
- 9.20 The key flood risk to Kaikōura township is generated by the Kowhai River which has historically flooded across the Kaikōura plain, as shown in **Figure 4**.²¹

Figure 4. Kowhai River flood risk to the Kaikōura township



²¹ Image source: Canterbury Maps, 1:200 AEP event

- Subdivision within the overlay is a restricted discretionary activity (SUB-R1(4)(s)(i));
- New hazard sensitive buildings (which include residential units) are permitted under rule NH-R2(1) where they are either located outside of High Flood hazard Areas; or have a finished floor level (**FFL**) equal to or higher than the minimum floor level as stated in a Flood Hazard Assessment Certificate issued in accordance with activity standard NH-S1;²³
- It is important to note that 'High Flood hazard Areas' are not spatially commensurate with the Urban Flood Assessment Overlay. They are not mapped but are instead defined in the Operative Plan as "*areas subject to inundation events where the water depth (metres) x velocity (metres per second) is greater than or equal to 1 or where depths are greater than 1 metre, in a 500 year ARI flood event*".
- A Flood Hazard Assessment Certificate is issued by the Council under NH-S1 which will identify whether the site is within a High Flood Hazard Area; and will specify a minimum floor level that is 300mm above the 500 year ARI flood level.

9.24 The PC6 application includes a memorandum prepared by Pattle Delamore Partners (**PDP**).²⁴ The PDP memorandum draws on an earlier technical report prepared by PDP for the Council in relation to a wider study of the flood hazard posed to the District by the Kowhai River. The PDP memorandum in essence applies the findings of their earlier technical report to the PC6 site, with specific reference to the area of new housing proposed in the Farm.

9.25 PDP have built a 2D hydraulic model to understand flood risk posed under various scenarios. The PC6 application has then taken the most conservative set of modelled scenarios as the basis for the

²³ Further rules control additions to existing buildings or the change of use of buildings located within the urban Flood Hazard Overlay

²⁴ PC6 Application, Appendix 12A

planning response and to inform the design of the PC6 provisions.

The chosen modelled scenario includes the following parameters:

- 1:500 AEP rainfall event;
- + 30% extra to reflect climate change induced increase in intensity;
- + 2m river bed aggradation;²⁵
- + no breakouts upstream;
- + only break out is adjacent to the site (failure of true left embankment);
- + king tide;
- + 1.5m climate change induced sea level rise.

9.26 I understand from the technical report that the Kowhai River is a dynamic environment due to the combination of the relatively short, steep run from top-of-catchment to the sea, combined with significant gravel entering the system exacerbated by the extensive landslips and slope instability triggered by the Kaikōura earthquakes. This dynamic environment makes aggregation of the riverbed a key flood risk input over time.

9.27 The technical report identifies that aggregation of the Kowhai River bed has been reasonably stable over the last decade or so, however this period includes significant amounts of gravel extraction as part of the earthquake rebuild works. The report notes that if aggregation of the bed does become an issue, then it will be an issue that presents upstream from the rail bridge. As such, aggregation is likely to generate a management response to protect the rail bridge infrastructure before it becomes a problem closer to the site.

9.28 Given the dynamic nature of the catchment, I agree that a high level of conservatism is appropriate from a planning perspective. I understand that in response to the concerns raised in the CRC submission regarding the need to more fully assess riverbed

²⁵ Aggregation is estimated at 0.5m/ 5 years without extraction or 0.3m/ 5 years with extraction – so 2m aggregation is reached in 20 years without extraction or 32 years with extraction

aggregation risks that the Applicant is undertaking further research on this matter. I anticipate that the Applicant's experts will be able to update the Panel on any findings arising from this research.

- 9.29 The PC6 planning response and associated rules utilise the modelled outputs to set a FFL that is 300mm above the level generated by the above cumulative conservative assumptions. Achieving a FFL of 300mm above a 1:500 event is identified as providing the equivalent of a 500mm freeboard above a lesser 1:200 event.²⁶
- 9.30 In essence, the technical modelling work undertaken to support PC6 is proposed to replace the need to obtain a FFL certificate from the Council. PC6 retains the Urban Flood Hazard Overlay mapping. The amendments sought through PC6 however exempt development in Ocean Ridge from being subject to the Operative Plan Urban Flood Hazard Overlay rules. A new PC6-specific rule (NH-R14) is then introduced that enables hazard sensitive buildings within the Urban Flood Hazard Overlay to either be permitted if they are located in Residential Area 'A' (one of the existing already developed foundation areas) or the Hub, as the modelling has shown that these parts of the site, whilst within the Urban Flood Hazard Overlay, are not exposed to a High Flood Hazard; or are permitted if they meet the FFL level as defined on a new contour map introduced to the Operative Plan as a new Appendix 1 to the Natural Hazards Chapter.
- 9.31 The contour map takes the findings of the model and translates these into a series of contours that show the FFLs required to ensure future buildings are not exposed to flood risk. In essence, the Appendix is a mapped form of the Council certification method.
- 9.32 In addition to the land use rules addressed in the Natural Hazards Chapter, PC6 also proposes an exemption from the restricted discretionary subdivision rule SUB-R1(4) where it can be

²⁶ I note that the need to avoid development subject to inundation in a 1:200 year ARI event (equivalent to a 0.5% AEP event) is required in CRPS Policy 11.3.2, while the Operative Plan policy SUB-P1(1) relates to a 0.2% AEP (1:500 year event)

demonstrated that future hazard sensitive buildings can comply with the FFL requirement.

- 9.33 I anticipate that in practice the delivery of FFLs will be largely undertaken via subdivision-stage bulk earthworks to create building platforms at an appropriate height, with detailed architectural plans then confirming floor levels as part of the Building Consent process.
- 9.34 Given that the flood risk is likely to be managed primarily via bulk earthworks to form building platforms, it is necessary to also assess whether such filling would divert flood water onto adjacent land, thereby exacerbating flooding for neighbouring properties and creating a potential inconsistency with NPS-NH Policy 4. Given that the modelled flood scenario is reliant on the Kowhai River breaking through the existing true left stop bank network, the adjacent golf course land will already be flooded by the same break out regardless of any displacement effects.
- 9.35 I am comfortable with the proposed regulatory approach. In essence the outcomes sought by the Operative Plan are maintained, namely that high flood risks are identified and appropriate FFLs are set. The Appendix contour map introduces certainty for future housebuilders as to design requirements, with the contours based on an appropriately conservative set of modelling inputs.
- 9.36 I note that in addition to the District Plan, both subdivision and land use activities are also subject to S106 RMA which provides an additional regulatory mechanism for Councils to manage natural hazard risks.
- 9.37 On the information available, I consider that it is likely that Kowhai River flood risk will have a 'low' categorisation in terms of the NPS-NH in terms of existing risk (with current stop banks maintained as mitigation). The residual risk in the event of stop bank failure is also likely to be 'low' with the setting of FFLs as mitigation. The proposed approach to managing flood risk therefore aligns with the outcomes sought in the NPS-NH policy framework. As with

geotechnical hazards above, there would be benefit in the Applicant's technical experts undertaking an assessment of flood risk against the NPS-NH to confirm that risk is able to be managed to an appropriate level.

10.0 SOIL CONTAMINATION AND THE NES-CS

- 10.1 Contaminated soils are managed under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the **NES-CS**). The standards are applicable if the land in question is, has been, or is more likely than not to have been, used for a hazardous activity or industry and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system. Whilst the NES-CS does not apply to plan changes per se, because it applies to any subsequent subdivision or change in use, in practice it makes sense to consider contamination risk as part of plan change requests, given that a successful change in zoning will facilitate future subdivisions.
- 10.2 The application includes a Preliminary Site Investigation (**PSI**) prepared by Fraser Thomas Limited.²⁷ The PSI identified the long-standing use of the site for farming activities. It also identified the potential for contamination to have occurred in discrete locations due to agrichemical storage and potential application, treated timber storage, burn pits, and offal pits.²⁸
- 10.3 In my experience it is reasonably common for past farming activities to have resulted in localised areas of contamination such as those matters identified in the PSI. Discrete areas of contamination are readily capable of remediation through testing and management/removal of contaminated soils as part of the subdivision and land use consent processes. The PSI does not identify the site as being

²⁷ PC6, Appendix 10

²⁸ Ibid, Table 1, pg. 11

likely to contain extensive areas of contamination that would pose risks to human health and that could not be effectively remediated.

- 10.4 The NES-CS regulations, as National Standards, apply independent of the District Plan. The NES-CS provisions therefore remain in play regardless of any amendments to the District Plan proposed through PC6. I note that the existing subdivision rules²⁹ also include the need to manage soil contamination as a matter of control when considering subdivision applications.
- 10.5 I anticipate that the need for a Detailed Site Investigation (**DSI**) and Remediation Action Plan will form part of any future subdivision process. Whilst there is a risk of soil contamination being present, these risk factors are not untypical of rural landholdings. The PSI/DSI processes and the subsequent ability to document and undertake site remediation where necessary provides a well-established process for managing the risk to human health when changes in land use occur. At this point in the development process there is nothing to suggest that the potential contamination is of a type or extent that would render the land incapable of being remediated or made safe for residential or business development.

11.0 HIGHLY PRODUCTIVE LAND

- 11.1 The National Policy Statement on Highly Productive land (**NPS-HPL**) commenced on 17 October 2022. The NPS-HPL provides specific direction as to how HPL is to be managed and contains very directive language in its policy framework regarding the need to protect HPL for land-based primary production and to avoid its rezoning for urban activities, subject to a series of strict exemptions.³⁰
- 11.2 The implementation of the objective and policies is then expanded upon in Part 3 of the NPS-HPL. Sections 3.4 and 3.5 set out the

²⁹ Rule SUB-R1(14)

³⁰ NPS-HPL, Objective 1 and Policy 5

process and criteria by which highly productive land is to be mapped, by the regional councils.

- 11.3 The Canterbury Regional Council has yet to complete the process by which HPL is to be mapped. In the absence of HPL being mapped in the Canterbury Regional Policy Statement (**CRPS**), Clause 3.5(7) sets out the identification of highly productive land during the transitional period prior to the completion of regional mapping as follows:

Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

(a) is

(i) zoned general rural or rural production; and

(ii) LUC 1,2, or 3 land;³¹ but

(b) is not:

(i) identified for future urban development; or

(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

- 11.4 For PC6, the site is a long-established Development Area zone in the District Plan. It is not therefore zoned either 'General Rural' or 'Rural Production'. Whilst parts of the Development Area are yet to be developed and are currently being utilised for pastoral farming activities, in terms of the NPS-HPL, the future urbanisation of the site has been settled. The site is not therefore deemed to be HPL and the amendments sought through PC6 are not subject to the

³¹ LUC 1-3 is land identified as land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.

NPS-HPL policy directions. I further note that only a small portion of the Farm sub-area is identified as containing LUC 1-3 soils in terms of soil classification.³²

12.0 INFRASTRUCTURE SERVICING – WATER, WASTEWATER, STORMWATER and the NPS-INFRASTRUCTURE

NPS-Infrastructure

12.1 The National Policy Statement for Infrastructure (**NPS-I**) came into force on 15 January 2026, after PC6 was notified. As such it has not been able to be addressed in the application to date. The NPS-I provides national direction for the construction, operation, maintenance, upgrade, and removal of infrastructure. It applies to the following types of infrastructure and supporting activities:

- Infrastructure of local, regional, and national significance;
- Infrastructure as defined by that term in the RMA (excluding renewable energy and electricity transmission and distribution networks which are covered by other NPS/ NES);
- ‘Additional infrastructure’ which covers matters not covered by the RMA definition. These matters apply to facilities such as schools, healthcare, fire and emergency, defence, corrections, as well as stormwater networks, local authority flood control and protection works, and resource recovery/ waste disposal.
- ‘Ancillary infrastructure activities’ which covers matters such as vegetation clearance, earthworks, access tracks, power and communication supplies, where these matters support and are subsidiary to an infrastructure activity;
- ‘Infrastructure supporting activities’ which are activities needed to directly support infrastructure and may include quarrying.

³² As shown on ‘Canterbury Maps’

<https://mapviewer.canterburymaps.govt.nz/?webmap=5a110e6e351d400e8f59aaa3b6c17053>

- 12.2 The ambit of the NPS-I therefore covers a broader range of facilities and matters than what is commonly thought of as 'infrastructure'.
- 12.3 The NPS-I has a single objective that in summary seeks to ensure that the benefits of infrastructure are provided for; that the provision of infrastructure is enabled; that infrastructure is compatible with other activities (as far as practicable); and that infrastructure is delivered in a timely and efficient manner. Of particular relevance to PC6, Objective 1(c) seeks to 'enable infrastructure to support the development and change of urban and rural environments to meet diverse and changing needs of present and future generations'. The objective is implemented through 11 policies.
- 12.4 The NPS-I therefore provides a higher order policy framework against which any future infrastructure necessary to service PC6 (and indeed the wider Kaikōura township) will be assessed. This policy framework is supportive of enabling infrastructure due to the benefits to the community that arise from its provision. The framework also provides recognition that the functional and operational needs of infrastructure can place significant limitations on where it can be located (or to put it another way, sometimes infrastructure will necessarily need to be located in sensitive environments).
- 12.5 The policy framework recognises that where infrastructure proposals also engage with s6 RMA values that are covered by other NPS e.g. NPS-IB, NPS-FM that the various NPS have equal status i.e. the NPS-I does not 'trump' other NPS, but instead they must be read together. The adverse effects of new infrastructure must likewise be, where practicable, avoided, remedied, or mitigated. In short, the NPS-I does not provide a 'free for all' as far as infrastructure is concerned – new plant and networks must still be carefully designed and operated. It does however provide balancing recognition of both the benefits that infrastructure brings and the practical constraints as to where it can be located.

- 12.6 The consequence of the NPS-I on PC6 is limited to the implications that it has for subsequent consenting processes necessary to deliver the infrastructure needed to ensure PC6 is integrated with services. The NPS-I provides a supportive policy framework for matters such as the upgrades to water, wastewater, and stormwater infrastructure and the formation of a shared path link to connect to the existing network by the Kaikōura High School. Such future projects will remain subject to the need for careful design and effects management. The NPS-I simply means that future consent assessments, in reaching a balanced conclusion, must clearly take into account the need to enable infrastructure and its associated benefits in accordance with national direction alongside the potential effects arising from that infrastructure.
- 12.7 The NPS-I also reinforces the need to ensure new development does not adversely impact on the operation of existing network infrastructure, for example the proposed new Hub access point to SH1 and the development of housing in close proximity to the adjacent rail corridor and SH1. Management of the ORDA interface with strategic transport infrastructure forms part of the proposed suite of PC6 provisions via requirements for acoustic insulation for any building containing a noise sensitive activity where located within 100m of SH1 or 40m of the rail corridor.³³ I understand that the acoustic performance standards are derived from NZTA's generic rule relief where noise sensitive activities are proposed in proximity to the State Highway network, and from the resource consent conditions for the nearby Vicarage subdivision regarding the rail corridor. KiwiRail have not submitted on the plan change and NZTA have provided confirmation that they are comfortable with the notified provisions (discussed in more detail in the transport section below).

³³ PC6 Operative Plan amendments, Noise Chapter, Policy NOISE-P4 and rule NOISE-S5(3-6)

Potable water supply

- 12.8 The PC6 application includes an assessment of 3-waters infrastructure servicing.³⁴ This report has been reviewed by Mr Day, Council Service Delivery Manager. Mr Day has also drawn on a report prepared for the Council by Stantec in 2023 to help inform Council's assessment of the PC6 and Vicarage Views developments and to feed into Long Term Plan budget processes. Mr Day's report and the associated Stantec review are attached as **Appendix 2**.
- 12.9 The site's water network is not currently connected to the Council's wider reticulated network. Ocean Ridge is therefore currently serviced for potable water supply via two on-site bores located adjacent to Greenburn Way, with treatment at source.³⁵ The treated water supply is then distributed via a local reticulated network within the Ocean Ridge Development Area. The on-site bore, treatment plant, and reticulation network are all vested with Council. Mr Day confirms that there is enough capacity within the existing bore/ local network to service the household yield that is currently anticipated in the Operative Plan i.e. 336 households. This capacity is not however sufficient to service the additional 150 households and expanded commercial hub sought by PC6.
- 12.10 The applicant's infrastructure report identifies two potential solutions. The first option is to connect Ocean Ridge to the Council's wider reticulated network. The Council's Long Term Plan identifies a planned water main upgrade to extend the urban supply to Ocean Ridge in the 2033 financial year. Given that build-out will be staged to match market demand, it is plausible that by the time the additional capacity is needed to service the extra 150 houses enabled through PC6 that the programmed infrastructure extension will have been completed.

³⁴ PC6 Application, Appendix 7

³⁵ Stantec Report para3.2.1 identifies that these bores are operating under ECan water take consent CRC030069.2 with a consent renewal required in 2037

- 12.11 The second option involves upgrades to the existing on-site bores (or new additional bores) and an expanded local treatment and distribution network.
- 12.12 In addition to water source and treatment, the existing supply system also includes 380m³ of on-site storage to provide a supply buffer in case of localised issues/ maintenance with the water extraction, booster pump and treatment systems. Additional storage is likewise beneficial in providing for firefighting demand or particularly high draw down days. The existing storage volumes will need to be increased to provide network resilience and firefighting capacity for the additional housing proposed through PC6. The Stantec Report confirms that there are proven solutions for the design and construction of additional water storage reservoirs, with the timing and specification of the required storage upgrades a matter that can be readily confirmed through the subdivision consenting process.
- 12.13 Drawing on the alignment between the Stantec Report and the applicant's technical assessment, Mr Day is satisfied that there are plausible potable water supply solutions available to service the additional development sought by PC6.

Fire fighting water supply

- 12.14 The above upgrades to the ORDA water storage network and/or connection to the Council's reticulated network will provide a suitable volume for firefighting water. Mr Day identifies that water supply design, volume, and pressure is resolved via the subdivision consent process. In addition to the District Plan provisions, in Kaikōura water supply infrastructure is also managed via the Council's Water Supply By-law 2020³⁶. This by-law requires any new water supply infrastructure to meet appropriate levels of

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<https://www.kaikoura.govt.nz/repository/libraries/id:2i17fvyhr17q9scmy0d8/hierarchy/Rules%2C%20Regulations%20and%20Licences/Bylaws%20%28NB%20All%20Docs%20in%20here%20direct%20linked%20to%20Bylaw%20Page%29/Water%20Supply%20Bylaw%202021>

service which includes firefighting supply in accordance with SNZ PAS 4509:2008. The Council by-law is a key method for informing subdivision design across the township.

- 12.15 The submission by Fire and Emergency New Zealand (**FENZ**, S22) seeks a package of bespoke provisions for the ORDA that includes explicit reference to SNZ PAS 4509:2008 in both subdivision and land use/ ORDA chapters. I note that there is currently no reference to the SNZ code in any of the other zone chapters or subdivision provisions in the Operative Plan. I also note that the code of practice is currently being reviewed with the aim of producing a revised code, which would be problematic if the existing code was locked into the subdivision and ORDA chapters only to be superseded in the near future. I consider that the Operative Plan provisions, in combination with the by-law, are appropriate for managing firefighting supply. As such I do not support the need for bespoke provisions as sought by FENZ that differ from how this matter is consistently addressed through the Operative Plan across the balance of the District.

Waste water

- 12.16 Ocean Ridge is currently serviced for wastewater via connection to the Council's wastewater treatment plant and a conveyancing network of pump stations and rising mains. Mr Day has confirmed that the treatment plant has sufficient capacity to treat the additional volume enabled through PC6.
- 12.17 Whilst there is sufficient capacity for wastewater *treatment*, the localised *conveyancing* network will require several upgrades to convey the additional wastewater from the site to the treatment plant. These upgrades include enhancements to the on-site facilities including the Ocean Ridge pump station and potential upgrades to the local pressure main and balance tanks within the ORDA. Beyond the site, the pump station located in Ludstone Road will require upgrading to manage the additional volumes generated by PC6. The Hawthorne Road, Gllings Lane, and Mill Road pump

stations all require upgrades now, however the need for these upgrades is due to existing capacity constraints rather than being upgrades caused by PC6.

12.18 Mr Day has confirmed that such upgrades are straight forward in terms of engineering design and implementation, with a share of the costs of any upgrades necessitated by the development able to be recouped from the developer in a proportionate manner via developer agreements as part of the subdivision process.

12.19 Mr Day is satisfied that the additional development enabled by PC6 can be serviced for wastewater, subject to aligning localised network upgrades with ORDA build-out.

Stormwater

12.20 The site's existing stormwater management system is designed around first-flush sumps and attenuation through managed waterways and basins. The current design is based on modelling undertaken in 2009 when the early subdivision stages were consented, with Stantec basing their feedback on the current design parameters whilst noting that the underpinning modelling was somewhat dated. The Applicant's stormwater assessment by Fraser Thomas includes updated modelling to better capture the effects of climate change driven increases in rainfall event intensity. Mr Day notes that whilst the modelling has been updated since that assessed by Stantec in 2023, the core findings by Stantec remain valid, namely that it is plausible that the on-site treatment and attenuation of stormwater can be designed to manage 10 year and 100 year events to achieve neutrality between pre-development and post-development stormwater volumes and thereby not increase off-site flooding.

12.21 The detailed design of stormwater systems and associated water quality treatment is subject to both subdivision and regional consenting processes. The type of systems/ solutions proposed for PC6 are standard systems that are commonly delivered.

- 12.22 Mr Day has concluded that the increased development enabled through PC6 can be serviced for stormwater.

Conclusion on 3-waters servicing

- 12.23 Based on the assessments provided by both Fraser Thomas and Stantec, along with his experience in overseeing Council's water-related assets, Mr Day is satisfied that the additional development yields sought through PC6 can be serviced for 3-waters infrastructure.
- 12.24 I note that the Operative Plan,³⁷ in combination with Council by-laws and Long Term Plan processes, are effective in providing a regulatory framework within which the design and funding of new network infrastructure can be resolved. I am satisfied that the ORDA subdivision provisions likewise provide appropriate scope for these matters to be addressed as part of subdivision and bulk earthworks consenting stages.
- 12.25 From a planning perspective, I note that the Fraser Thomas report makes a series of recommendations regarding the need for specific water supply and wastewater upgrades when housing/ demand reaches certain levels. Both the Operative Plan provisions and the PC6 provisions do not include specific trigger rules in regard to water infrastructure upgrades. PC6 instead relies on the existing Operative Plan approach where the adequacy of servicing is a matter of discretion for subdivision applications. Clauses 3.18-3.21 of the ODP narrative introduced by PC6 does however provide helpful commentary on the types of upgrades expected to be necessary and as such enables consideration of these upgrades to be clearly in play when subdivision applications are assessed.
- 12.26 No servicing rules are proposed in the ORDA land use chapter. For residential development the need for servicing-related land use rules is limited as subdivision processes invariably lead house

³⁷ In particular Subdivision Rule SUB-R1(6)-(8) in regard to 3-waters infrastructure and matter (3) in regard to roading as matters of control for all subdivision applications, including those in the ORDA

building and one lot generally equates to one future house (and an associated one household level of demand on water services). For commercial areas, there is a less direct link between subdivision and land use outcomes i.e. one large commercial lot can contain a wide range of activities with a commensurate range of demand on water infrastructure. I have therefore considered whether there is a need for an additional rule(s) in the ORDA land use section, especially in regard to the Hub. I note that the Operative Plan land use/ zone chapters do not include servicing rules e.g. there are no such rules in the Commercial Zone chapter. The reliance on the subdivision chapter, in combination with the water supply by-law and the simple reality that the designers of commercial developments invariably seek confirmation that servicing is available as part of the Building Consent process, means that there does not appear to be an issue that would warrant bespoke land use rules in the ORDA chapter that differ from the standard approach adopted throughout the balance of the District Plan.

- 12.27 Overall, I am satisfied that the additional development enabled through PC6 is able to be serviced via a mix of existing infrastructure and readily achievable upgrades.

13.0 TRANSPORT

- 13.1 In addition to 3-waters asset management, Mr Day also oversees the Council's roading and transport assets. As set out in the above section on site context, the key transport network change of relevance to PC6 is confirmation that the Green Lane link to the northwest is able to be delivered via the Government's Infrastructure Acceleration Fund. This route provides an alternative option for Ocean Ridge residents to access the High School and town centre without needing to travel along SH1. Mr Day confirms that the Council is a party to the IAF project and the associated new road link.
- 13.2 I note that the Green Lane connection has a primary function of providing route choice for Ocean Ridge residents/ local traffic, with

a secondary benefit of enhancing network resilience by providing an alternative route if SH1 is blocked between the site and the township. It is not intended to function as a by-pass road or an 'alternative SH1'. As a route that sits with Council as road controlling authority, if traffic usage of Green Lane becomes misaligned with its core purpose i.e. it starts to be utilised predominantly as an alternative SH1 route by through-traffic, then the Council has the ability to modify the road formation/ introduce traffic calming measures and/or lower speed limits via a report to the roading sub-committee and full Council confirmation.

- 13.3 In addition to the Green Lane link, PC6 also proposes a new left out only access onto SH1 from the Hub area. This new access is not a required upgrade to mitigate a transport-related effect but rather is simply included in the ODP as an option. NZTA have confirmed that they are comfortable with the rule framework proposed in PC6 in regard to this element. NZTA, as road controlling authority, likewise retain discretion as asset owner regarding the detailed design and formation of this new access.
- 13.4 Beyond the new road links, the key existing intersection is the current site entrance of Ocean Ridge Boulevard and SH1. The safety and efficiency of this intersection were considered in detail in the applicant's Integrated Transport Assessment prepared by Novo Group.³⁸ The Novo Report confirms that this intersection will continue to operate to an appropriate level of service and safety with the additional housing and commercial activity enabled through PC6.
- 13.5 I note that the Operative Plan requirement that no more than 168 residential units be built prior to the Green Lane link being in place remains part of the PC6 package.³⁹ This rule remains key to ensuring acceptable transport outcomes at this intersection by retaining a cap on households (and therefore vehicle movements) prior to an alternative access route being available and the localised traffic movements redistributed across both accesses. The activity-

³⁸ PC6 application, Appendix 11

³⁹ PC6, Operative Plan Amendments, Subdivision Chapter, rule SUB-S10(2)

based GFA caps in The Hub mixed use area likewise provide confidence that the traffic generated by the proposed neighbourhood centre can be accommodated. Given that the caps were in part derived from transport modelling, an exemption is proposed for ORDA from the High Traffic Generation rule in the transport Chapter (TRAN-S4), noting that the ability to assess traffic effects remains a matter of discretion for any activities that seek to exceed the permitted GFA caps.

- 13.6 In addition to car-centric transport matters, Mr Day confirms that it is important that pedestrian and cycle connections are also provided to link the ORDA to the town centre. Such links are currently programmed by the Council to connect the Green Lane extension to the existing shared path that currently runs between the town centre to the High School along Ludstone Road. The provision of a shared path and walking tracks within the ORDA form part of the ODP narrative as anticipated outcomes, as does reference to several internal local road upgrades and the provision of dedicated parking areas within the Hub.
- 13.7 Based on the evidence of Mr Day and the correspondence received from NZTA, I am satisfied that the additional development enabled by PC6 can be serviced with transport infrastructure and that the safety and efficiency of the wider road network will be maintained.

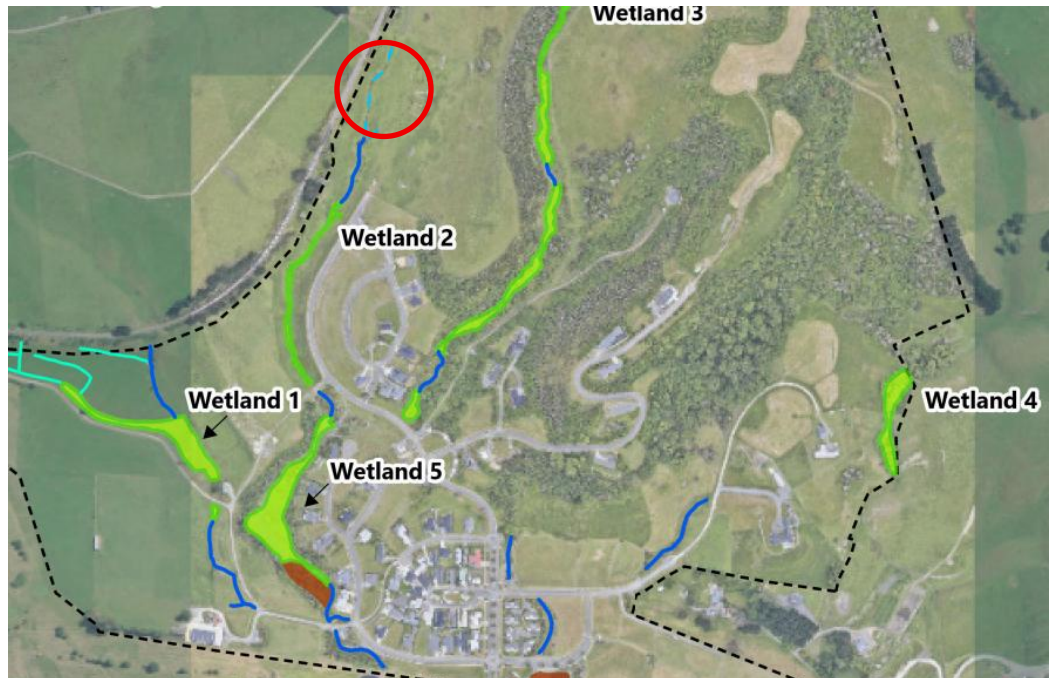
14.0 ECOLOGY

- 14.1 The Ocean Ridge development site has been conceived from the start as a series of residential sub-areas set with a framework of native planting and ecological restoration. This planted framework provides a valued resource in terms of the contribution it makes to residential amenity and local landscape and ecological values. The Operative Plan ODP identifies the location of these restoration areas. Over the last 15 or so years, ecological restoration has occurred in stages, commensurate with subdivision build-out. The majority of the planting is therefore concentrated towards the

eastern end of the site and the elevated areas where housing has been developed to date.

- 14.2 A key element of PC6 is the retention of all existing ecological restoration areas. No existing native vegetation is to be lost, with any gaps in the existing areas to be in-filled with 2.5ha of supplementary planting.
- 14.3 The application includes an Ecological Impact Assessment undertaken by Morphum. The Morphum Report has been peer reviewed for the Council by Dr Blakely, a senior ecologist at Boffa Miskell Ltd. Ms Blakely's review is attached as **Appendix 3**.
- 14.4 There is broad agreement between the Morphum Report and Dr Blakely regarding the existing ecological values present on the site. This includes agreement that the parts of the site that are yet to be developed for housing have low ecological values (beyond identified waterways and wetlands), as they are primarily comprised of exotic pasture. There is likewise agreement that the existing, established restoration areas should be retained, as is proposed in PC6 and that the proposed PC6 restoration plan is appropriate and will result in positive ecological outcomes.
- 14.5 Whilst there is broad agreement between the ecologists, generally, there is a discrete point of difference regarding the classification of waterways and wetlands on the site. Dr Blakely sets out a difference in view regarding the categorisation of an ecological feature within the Greenlane sub-area (upper/ northwestern end of 'wetland 2' (**Figure 6**)). In essence there is a difference in view as to whether an area should be identified as a natural inland wetland (Dr Blakely) or as an ephemeral waterway (Morphum). The ODP Plan 1 includes the mapping of natural inland wetlands as a key feature of the ODRA, so the Panel's findings on this matter will result in an additional wetland area being added to the ODP (should the Panel agree with Dr Blakely). Ultimately the Panel's findings on this matter does not impact the plan change beyond a minor amendment to the ODP.

Figure 6. Wetland/ ephemeral waterway area in dispute



- 14.6 There is common ground between the ecologists that regardless of how the area is categorised it should be retained and enhanced as a natural area. The ODP Plan 5 shows the area included within the restoration areas (see **Figure 9** below). The consequence comes more in the regulatory framework that subsequent earthworks and subdivision applications will be subject to. Rivers (intermittent and perennial) and wetlands are considered by the policies of the NPS-FM and rules of the NES-F, while ephemeral watercourses are not.
- 14.7 As a final note on differences between the ecologists, Dr Blakely takes a more conservative approach than Morphem in regard to the potential for a wider range of freshwater fish species to be present within the site's waterways. She however confirms that any works to the waterways and future stormwater system designs will be subject to consenting requirements under the Canterbury Land and Water Regional Plan (**CLWRP**) and NES-F and that these processes will enable careful consideration of the proposed works and network design on fish habit and fish passage.

14.8 In terms of the planning provisions that implement the PC6 outcomes, whilst PC6 seeks to retain existing restoration areas, the plan change does propose changes to the nature and extent of the restoration areas that are yet to be implemented. In a nutshell the total extent of both existing and proposed restoration areas is to be reduced by 1.9ha⁴⁰ relative to the areas shown in the Operative Plan ODP. In order to compensate for the reduction in extent, PC6 proposes to increase the ecological value of the future restoration areas by substituting large areas of open tussock grassland for smaller areas of new wetland planting. The proposed changes are shown graphically in **Figure 7** below.

14.9 **Figure 7. Comparison of existing and proposed restoration areas⁴¹**



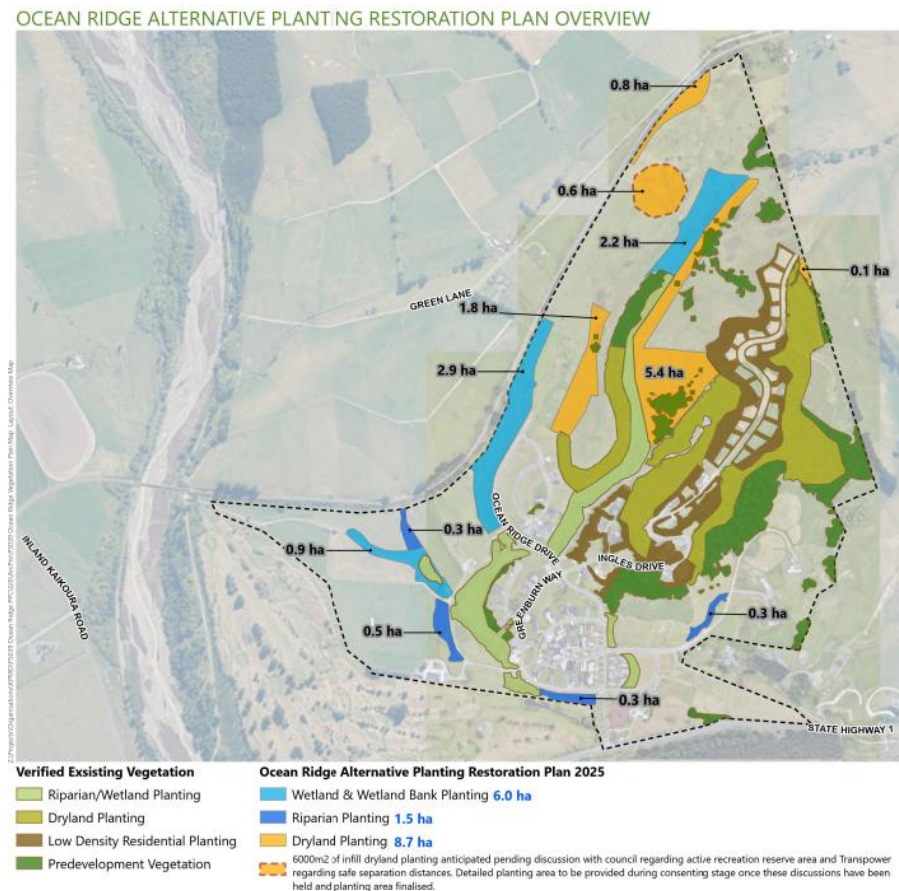
⁴⁰ Or 4.4ha depending on whether or not the 2.5ha of infill planting are counted as 'new' areas or as part of the 'already established' areas.

⁴¹ PC6 Application, Appendix 5, pg.58

14.10 **Figure 7** shows three things: First in green it shows the geographic extent of the restoration areas that are currently shown in the Operative Plan ODP. Secondly it shows in purple cross-hatch the areas where restoration has already been undertaken i.e. the areas of existing native planting that are to be retained. Thirdly it shows in black cross hatch the location of future planting to be undertaken through PC6, as shown on the replacement PC6 ODP.

14.11 The proposed restoration areas by ecological community are shown in **Figure 8** below. This plan shows both the mix of plant communities, and the split between what is existing and what is proposed. I consider that by placing Figures 7 and 8 side-by-side, they enable a good understanding of what is what is required in the Operative Plan, what has already been established, and what is now proposed through PC6.

14.12 **Figure 8. Proposed restoration by ecological community**⁴²



⁴² Ibid, pg.55

- 14.13 In addition to amending the ODP and the extent and typology of restoration areas, PC6 also amends the rule framework and supporting documentation regarding the management of ecological outcomes. The Operative Plan rule framework requires ecological restoration to be undertaken in accordance with a Native Planting Restoration Management Plan (**NPRMP**) via rule SUB-11. The NPRMP sits outside of the District Plan and instead forms part of the conditions of subdivision consent. The current NPRMP was developed in 2010 as part of the subdivision process for the first stages of the ORDA. As such it is somewhat dated and as a condition of consent cannot be easily updated as a 'living' document without undertaking a variation of consent conditions via S127 RMA.
- 14.14 PC6 includes an updated NPRMP prepared by Morphem.⁴³ For future development stages it is anticipated that the updated NPRMP will form the basis for future subdivision applications. PC6 proposes to delete SUB-S11 which is the current NPRMP rule trigger, and instead shifts the restoration framework requirement to first the Information Requirements section of the Operative Plan where the need for a NPRMP will form part of the information necessary to support a subdivision application; secondly through a land use rule (DEV2-S4) which limits the activities that can occur within the restoration areas; thirdly to a new clause in rule SUB-R1(11)(iv) as a matter of control; and fourthly through a dedicated section in the proposed ODP narrative. Clause 3.5 of the narrative addresses restoration planting in general, Clause 3.6 is specific to the Crest sub-area, and Clause 3.7 is specific to a 'mixed native planting integration' strip that runs parallel to the boundary with rail corridor. Subdivision applications are required to be in general accordance with the ODP.⁴⁴
- 14.15 I note that the 2.5ha of infill planting applies to gaps in areas that have already been planted out via earlier subdivision consents. As such, the need to implement infill planting will only be triggered by

⁴³ PC6 Application, Appendix 5

⁴⁴ PC6 Subdivision Chapter, rule SUB-R1(16) and SUB-S10(4)

further subdivision within the existing developed areas. This is potentially problematic as such future subdivision is likely to be of a small scale/ handful of lots where an obligation to undertake 2.5ha of restoration planting would be disproportionate to the scale of the subdivision application. There is therefore a potential gap in the proposed framework. To ensure that the outcomes sought by PC6 regarding infill planting are able to be triggered by larger-scale subdivision of the undeveloped sub-areas, I recommend that Clause 3.5 of the ODP narrative be amended as follows:

3.5 Native restoration planting will be established in wetland, riparian and dryland areas as part of future subdivision of land in the Farm, the Crest, Greenlane, and Country Living Areas. Any subdivision of land in these areas will provide for the restoration planting of areas within the corresponding Overlay as indicated on Outline Development Plan 5, inclusive of any proposed infill/enrichment planting of existing restoration areas. Areas...

- 14.16 In addition to the above amendment to the ODP narrative, I note that Dr Blakely recommends two discrete amendments to the NPRMP, namely that the NPRMP include a requirement for site-wide management of weed plant species such as blackberry and old man's beard;⁴⁵ and that it include an explicit statement regarding the need to meet Wildlife Act requirements, including specific reference to need for a lizard survey and Lizard Management Plan.⁴⁶ I support both these amendments. The submission by FENZ (S22) seeks greater consideration of plant species flammability be included in the NPRMP as a method for managing wildfire risk. Whilst the Morpium NPRMP sits outside of the District Plan, PC6 seeks that it be explicitly referenced in the proposed Information Requirements section of the District Plan. I agree that there would be merit in a revised version of the NPRMP to address these three matters and to ensure that they are captured within the 'starting

⁴⁵ Dr Blakely statement, para 6.8

⁴⁶ Ibid, para 6.11

point' NPRMP that future applications will need to use as the basis for assessment.

14.17 Overall, I am comfortable that the proposed revised regulatory framework will remain effective in requiring the restoration areas to be established and maintained. The restoration areas are an integral structuring element for the ODP which enables Council to ensure that future subdivision applications are in accordance with the areas to be planted.

14.18 The National Policy Statement for Freshwater Management 2020 (**NPS-FM**), and the associated National Environmental Standards for Freshwater Management (**NES-F**), together provide nationally consistent policy direction and regulation to control activities that may affect freshwater environments, including freshwater wetlands. The National Policy Statement on Indigenous Biodiversity 2023 (**NPS-IB**) likewise provides consistent national direction on how effects on indigenous biodiversity are to be managed. Relying on the high level of agreement between the ecologists that PC6 will result in positive ecological outcomes, I agree with the assessment in Table 4 of the Application's s32 report that PC6 meets the higher order national direction in regard to how freshwater and indigenous biodiversity values are to be management.

14.19 In conclusion, there is a high level of agreement between the ecologists that the undeveloped parts of the site do not contain high ecological values, that the proposed restoration areas will result in ecological benefits, that the proposed NPRMP is generally appropriate, and that waterways and wetlands across the site will be protected and restored.

15.0 CULTURAL EFFECTS

15.1 The application includes a detailed assessment of the proposal against the *Te Poha o Tohu Raumati: Te Rūnanga o Kaikōura Environmental Management Plan 2007*.⁴⁷ The application was clear

⁴⁷ PC6 application, Section 2.6

that this assessment was undertaken by the applicant's planners as an initial assessment pending consultation feedback from mana whenua and as such it did not purport to speak for mana whenua.

- 15.2 Te Rūnanga o Kaikōura chose not to submit on the application. Following the close of submissions, Te Rūnanga have however provided a letter setting out their position on PC6 (attached as **Appendix 5**). The letter confirms the engagement process undertaken with mana whenua, the applicant's response to the feedback provided, and the applicant's assessment of *Te Poha o Tohu Raumati: Te Rūnanga o Kaikōura Environmental Management Plan 2007*. The letter concludes by saying that Te Rūnanga fully support the plan change and look forward to ongoing engagement with the applicant as the development progresses.
- 15.3 I rely on the feedback from Te Rūnanga to conclude that PC6 has appropriately taken into account the interests of mana whenua.

16.0 LANDSCAPE AND VISUAL EFFECTS

- 16.1 The PC6 application includes a Landscape and Visual Assessment prepared by Novo Group.⁴⁸ This assessment has been peer reviewed by Mr Bentley, a landscape architect with Boffa Miskell Ltd. Mr Bentley's review is attached as **Appendix 4**.
- 16.2 Mr Bentley confirms that there is broad alignment between his conclusions and those reached in the Novo Report concerning landscape, natural character and visual amenity aspects. He confirms that the Novo Report utilises appropriate methodologies and viewpoints for assessment.
- 16.3 The one point of difference concerns the proposed 15m height limit for part of The Hub sub-area. I discuss this matter in the below section on urban form and design outcomes.
- 16.4 Apart from the commercial area height limit, Mr Bentley concludes that "*the amendments sought by PC6 to the Comprehensive Living*

⁴⁸ PC6 Application, Appendix 3

Zone (ORCL) can be appropriated managed through the proposed suite of controls and measures to create an acceptable landscape and visual outcome relative to the Kaikoura context”.

- 16.5 Relying on Mr Bentley’s conclusions and the high level of agreement between the landscape experts, I am satisfied that the changes enabled through PC6 will result in acceptable outcomes from a landscape and visual amenity perspective.

17.0 URBAN FORM, DENSITY, BUILDING HEIGHTS, and the NPS-UD

- 17.1 Kaikoura is not subject to the NPS-Urban Development (**NPS-UD**) as it does not contain an ‘urban environment’ as defined in the NPS-UD, namely it does not contain a housing or employment market that is, or is intended to be, greater than 10,000 people.
- 17.2 Whilst the NPS-UD is not in play, the matters that contribute to a ‘well-functioning urban environment’ set out in NPS-UD Policy 1 nonetheless represent good planning practice and also align with the matters found in Chapter 5 of the CRPS which provides direction on urban growth management for the parts of the Region outside of the ‘Greater Christchurch’ metro area. I note that the submission from the Canterbury Regional Council (S26) concludes that PC6 is ‘generally consistent’ with Chapter 5 CRPS directions.
- 17.3 To help inform strategic growth management for the District, the Council has recently completed a Spatial Plan in December 2024.⁴⁹ The need for a Spatial Plan grew out of the rebuild/ recovery processes following the Kaikōura earthquakes, along with the need to inform what at the time was a rolling review of the District Plan. Whilst the Spatial Plan has been prepared under the Local Government Act rather than the RMA, it nonetheless provides a

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<https://www.kaikoura.govt.nz/repository/libraries/id:2i17fyhr17q9scmy0d8/hierarchy/Planning/Spatial%20Plan/Adopted%20Kaikoura%20Spatial%20Plan.pdf>

community-led articulation of how urban growth is to be managed Kaikōura and as such is an important matter to have regard to.

- 17.4 In summary, the Spatial Plan seeks to reinforce the town centre as the focal point of commercial activity and to consolidate commercial activity within the town centre, with provision for extensions to link to the train station to the north and the Sudima hotel to the south. Residential demand is to be accommodated through a combination of intensification within the existing township along with pockets of rural residential development and the build-out of existing urban zoned but undeveloped growth areas.
- 17.5 The Spatial Plan includes an explicit note that the “*Ocean Ridge Development Area landuses, including a neighbourhood centre and residential densities, relative to the Kaikōura spatial plan to be determined through a plan change process*”.⁵⁰ In essence, the Spatial Plan process recognised that a review of the Ocean Ridge development framework was underway by the Applicant and therefore deferred resolution of urban form outcomes anticipated for the ORDA to the PC6 process rather than the Spatial Plan.
- 17.6 That said, in my view PC6 is broadly aligned with the growth management outcomes sought through the Spatial Plan. PC6 enables more efficient use/ higher yield from an existing urban-zoned area in a location that has long been identified for urban development and where funding is now available to improve roading linkages and connectivity with the wider urban area.
- 17.7 The opportunity for medium density forms of housing and a retirement village are focussed in the undeveloped Greenlane and Farm sub-areas of the site which helps to reduce tension with existing homeowners relative to the alternative of providing infill via the redevelopment of existing low-density sites in established neighbourhoods. Medium density typologies are not permitted but

⁵⁰ Kaikoura Spatial Plan, Section 2.3 ‘Basin’ map and key, pg. 22

instead require a consent (and associated assessment of design outcomes) as a restricted discretionary activity.⁵¹

- 17.8 I note that Kaikōura township currently provides mostly detached homes set within generous garden curtilages. Whilst this consistent typology provides a uniform character, it does so at the cost of providing a range of housing sizes, price points, and types to meet the diverse housing needs of the community where a detached family home with a large garden does not necessarily meet the needs of all members of the community. The ability to introduce greater diversity of house types to the township is, in my view, a strong positive element of PC6.
- 17.9 In addition to the increased residential yield and typological diversity, PC6 also proposes an enlarged mixed-use area within The Hub sub-area. The ORDA has always included provision for a small commercial centre near the site entrance/ SH1 frontage. I support the benefits of integrating a neighbourhood centre within the development area as an important local amenity that enables residents to access a range of day-to-day services and retail activities in a convenient manner that negates the need for a longer trip to the town centre.
- 17.10 The PC6 provisions enable a material increase in the quantum of non-residential activity relative to the Operative Plan.⁵² Whilst the difference in categories makes direct comparison between PC6 and the Operative Plan challenging, in summary PC6 seeks to increase the provision for offices from 100m² to 400m²; retail from 400m² to 1,200m² (with limits on individual tenancy size); 'other commercial' activities from 300m² to 2,000m²; provide for 1,200m² of community facilities; provide for education up to 50 pupils; and provide for 150 visitor accommodation rooms (with the Operative Plan having no limit on visitor accommodation). Putting visitor accommodation and education aside, PC6 therefore seeks to increase the cumulative GFA limits from 800m² to 4,800m². In my experience 4,800m² is at

⁵¹ PC6, Development Area Chapter, rule DEV2-R20

⁵² Operative Plan, rule DEV2-S3

the larger end of what would typically be thought of as a neighbourhood centre.

- 17.11 In order to manage potential retail distribution effects on the town centre which is still recovering from the damage sustained in the earthquake, the Applicant commissioned an Economic Report prepared by Formative.⁵³ The PC6 caps on the GFA across the various activity categories are derived from the Formative Report (with these categories in turn included as 'nesting tables' in the definitions).⁵⁴ The Formative Report concludes that the GFA limits will ensure that future development will not undermine the role and function of the town centre, whilst remaining commensurate with the demand generated by the full build-out of the ORDA and the associated increase in anticipated household numbers.
- 17.12 In practice, I suspect that a centre of the size proposed will rely on both local residents and passing trade from SH1 and will potentially also form a secondary tourist services hub to support South Bay visitors. There is however no issue with a centre serving dual functions, provided its scale remains proportionate to its role. On balance, I consider the activity-based caps will be effective in ensuring that The Hub remains in keeping with the character and amenity of the wider ORDA (noting its location next to the site SH1 entrance and somewhat off-set from the main residential areas), its primary role of serving the needs of local residents, and subordinate to the role and function of the town centre.
- 17.13 In terms of Hub scale, along with GFA limits, height limits are another key tool for managing the extent of non-residential activity and associated built form outcomes. PC6 proposes to increase the Operative Plan height limit of 8m to an 11m height limit (equivalent to shifting from two to three stories with a pitched roof) across much of the Hub, which I consider to be appropriate. A portion of the Hub on the corner of Ludley Drive and Ocean Ridge Boulevard is however

⁵³ PC6 Application, Appendix 6

⁵⁴ PC6, Development Area Chapter, rule DEV2-S3

proposed to move to a 15m height limit, which is equivalent to 5 stories.⁵⁵

Figure x. Hub layout, 15m height limit shown in blue hatch⁵⁶



17.14 For context, the Sudima Hotel in Kaikōura is approximately 14m in height. In my view, structures of this size will be disproportionate to the role of a neighbourhood centre in the context of a more suburban location like Ocean Ridge. The main town centre has a height limit of 10m.⁵⁷ PC6 therefore seeks to enable buildings that are 50% higher than those permitted in the town centre. In my view such an outcome would be incongruent with the wider urban form of the township where the greatest density and tallest buildings are anticipated in the town centre rather than in more peripheral locations such as Ocean Ridge. It is hard to envisage how a building of this height is necessary to service the day-to-day needs of the local residential catchment in keeping with a neighbourhood centre role and function.

17.15 Mr Bentley raises concerns about the ability of the area to absorb the visual effects of 15m tall buildings, whilst noting that some

⁵⁵ PC6, Development Area Chapter, rule DEV2-S11(2)

⁵⁶ Ibid, ODP, Plan 4

⁵⁷ Operative Plan, Commercial Chapter, rule COMZ-S3

mitigation is available through the combination of setbacks from SH1 and the backdrop provided by the adjacent hillside and associated established native restoration plantings. In addition to Mr Bentley's concerns regarding the localised visual effects, my concern lies primarily in the role of the Hub as a neighbourhood centre that is subordinate to the town centre and the misalignment with the site's peripheral location relative to the centre of the township where the tallest buildings are anticipated.

- 17.16 I therefore recommend that the height limit for the Hub be 11m and ODP Plan 4 be amended to relabel the 15m blue hatched area as follows:

DEV2-S11(2): The maximum height of buildings or structures located in the Hub area shown on Outline Development Plan 1 in DEV2 Appendix 1 shall be 11m, ~~except that the maximum height shall be 15m within the corresponding area identified on Outline Development Plan 4 in DEV 2 Appendix 1.~~

- 17.17 A consequential amendment will also be required to ODP narrative clause 3.22 as follows:

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

- 17.18 The ODP Plan 4 blue hatched area needs to be relabelled as a 'slope instability' area so there remains a link between the 3.22 clause and the spatial extent of the area affected.

18.0 RECOMMENDATIONS REGARDING EFFECTS AND PROVISIONS

18.1 There is a high level of agreement between the applicant's and Council's experts, along with the matters raised in submissions which are largely in support. Pulling together the above assessment of the potential effects generated by the changes sought in PC6, I recommend several discrete amendments to the provisions as follows:

- Reduction in the height of The Hub to 11m (DEV2-S11) and an associated amendment to ODP Plan 4 and associated narrative;
- Delineation of the northwestern extent of 'Wetland 2' and an associated amendment to the extent of wetlands shown on ODP Plan 1;
- Amendment to the ODP narrative clause 3.5 to include reference to infill planting being triggered by subdivision in the undeveloped parts of the site;
- Amendment to rule SUB-R1(1)(4) to provide greater clarification regarding slope instability matters;
- Amendments to the Native Planting Restoration Management Plan to include explicit reference to the need to undertake control of weed plant species (especially blackberry and old man's beard) across the development area; an explicit note alerting plan users to the need to also obtain any permits under the Wildlife Act; and consideration of species mix in terms of flammability.

19.0 CANTERBURY REGIONAL POLICY STATEMENT

19.1 The District Plan (and any plan changes such as PC6), is required to give effect to the Canterbury Regional Policy Statement (**CRPS**). As set out above, I consider that PC6 is generally consistent with

the urban form and growth directions set out in Chapter 5 of the CRPS. The site does not contain any areas identified as having significant landscape, ecological, or heritage values. The ability to service the site with infrastructure and to mitigate effects on regionally significant SH1 and rail infrastructure have been discussed above.

- 19.2 I note that the submission from the CRC raises concerns primarily in regard to the ability of the PC6 provisions to appropriately manage natural hazard risk, and in particular flood risk derived from the Kowhai River. Based on the information available, I have concluded that flood risk can be managed to acceptable levels, with a final conclusion on this matter (and therefore alignment with CRPS directions on risk management) able to be determined following a review of the applicant's technical expert evidence and in particular their completion of the NPS-NH Appendix 1 risk matrix.
- 19.3 I am otherwise satisfied that PC6 gives effect to the CRPS and I am in general agreement with the Application's identification of the relevant CRPS and Regional Plan provisions and the associated s32 assessment regarding alignment with these provisions.⁵⁸

20.0 CONSISTENCY WITH THE PLANS OF ADJACENT TERRITORIAL AUTHORITIES

- 20.1 I do not consider there to be any directly relevant provisions in the District Plans of neighbouring territorial authorities that are affected by PC6. The plan change is at a scale that it is unlikely to impact on cross-boundary interests. I note that neither neighbouring Council have submitted on the plan change or raised concerns with cross-boundary issues. Notwithstanding, matters relating to urban form, transport infrastructure, housing capacity, and natural hazard management have been discussed above.

⁵⁸ PC6 Application, s32 Report, Section 2.5

21.0 S32 CONSIDERATION

- 21.1 Section 32 requires the consideration and evaluation of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act i.e. Part 2 (s32(1)(a)); as well as an assessment of whether the provisions in the proposal are in turn the most appropriate way to achieve the objectives (of both the proposal and the existing District Plan objectives), having regard to the efficiency and effectiveness of the provisions and having considered other reasonably practicable options (s32(1)(b)).
- 21.2 The application contains a detailed assessment of the proposal against s32 as an integral part of the application documentation.⁵⁹ Apart from the discrete matters of detail discussed above in regard to wetland delineation, Hub heights, natural hazard management (slope instability), and ODP narrative wording regarding infill planting, I agree with the s32 assessment as set out in the application.

22.0 CONCLUSION

- 22.1 The statutory matters that must be considered in relation to a plan change require the assessment of the plan change against sections 31, 32, 74 and 75 of the RMA, and regard must be had to the overall purpose and principles set out in Part 2 of the Act (where new objectives are proposed, or alternatively if any incompleteness, invalidity or uncertainty is identified in the existing planning documents).
- 22.2 Confirmation of the delivery of the Green Lane road link via the Infrastructure Acceleration Fund has been the key catalyst behind PC6. The plan change provides a timely opportunity to review the current ORDA framework to ensure that the opportunities generated by the connectivity improvements are able to be realised. In principle, the provision of additional housing and greater range in housing topologies within an area that has long been identified for

⁵⁹ PC6 Application, s32 Report, Part B

urban development, supported by a commensurate increase in an associated neighbourhood centre, is positive for the township. The urban growth outcomes sought in PC6 are likewise broadly consistent with the outcomes anticipated in the Kaikōura Spatial Plan and higher order directions contained in the CRPS and NPSs.

- 22.3 The potential benefits enabled by PC6 are reflected in the high level of support for the plan change as seen in submissions. There are no remaining submissions in opposition to the plan change, and those that are neutral/ support-in-part generally relate to discrete matters of interest.
- 22.4 Whilst there is broad support for PC6, it is nonetheless important that the changes enabled by the plan change are able to be effectively managed. As with all plan changes there is a complex web of both potential environmental effects and statutory directions that need to be considered. Turning first to potential effects, it is important to emphasise that at a plan change stage the key task is to identify whether the site is exposed to any significant constraints that present a fundamental impediment to rezoning.
- 22.5 In my experience, sites that are subject to lesser levels of constraint are generally capable of resolution following more detailed design work. Consideration of the efficacy of these more detailed design solutions generally forms part of the later subdivision consent and regional consenting processes. It is however important to be confident that the regulatory framework (including any plan change provisions) provides sufficient scope and direction to ensure any outstanding issues/ design details fall within the ambit of what can be assessed as part of these subsequent consent processes.
- 22.6 Apart from a short list of discrete amendments recommended above, I am satisfied that the effects generated by PC6 are either acceptable or are able to be appropriately managed through subsequent consenting processes, and that the provisions sought through PC6 will provide an effective regulatory framework for assessing future applications.

- 22.7 My conclusions that the effects generated by the plan change are able to be effectively managed has fed into my assessment of the plan change against the higher order policy direction contained in the CRPS and NPSs. I consider PC6 will integrate effectively with the Operative Plan, will give effect to the higher order direction contained in the CRPS, Regional Plans, NPS and NES, and that it will ultimately achieve Part 2 of the RMA and the matters set out in sections 6, 7, and 8.
- 22.8 Subject to a discrete list of refinements to the proposed provisions, I recommend that PC6 be granted.

Jonathan Clease

Consultant planner

10 April 2026

Plan Change amendments – Updated April 2026

As set out below:

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

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

Guide to annotated changes:

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

SUB – Subdivision

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

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

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

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

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

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

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

	any area of land used principally for the disposal, storage, recovering, or separation of waste or recyclable material, including any associated buildings and on-site retail activities.
Site (NPS)	Means: a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Subdivision (RMA)	Means— a. the division of an allotment— i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.

Cross-references

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

EI - Energy and Infrastructure

NH - Natural Hazards

HH - Historic Heritage

TREE - Notable Trees

ECO - Ecosystems and Indigenous Biodiversity

NFL - Natural Features and Landscapes

PA - Public Access

CE - Coastal Environment

EW - Earthworks

Issues

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

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

Objectives

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

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

Policies

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

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

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

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

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

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

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

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

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

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

Standards

SUB-S1	Minimum allotment sizes
1. All <i>allotments</i> created must comply with the minimum <i>allotment</i> size set out in SUB - Table 1: Minimum allotment sizes.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
SUB-S2	Water supply
1. In the General Rural Zone (where new <i>allotments</i> for one or more visitor accommodation or residential unit are anticipated) and Residential, Settlement, and Commercial zones and Kaikōura Peninsula Tourism and	Matters of discretion: The effects of not meeting the standard.

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

<i>roads</i>; and <i>utilities</i> and <i>reserves</i> not requiring sewage disposal. 2. In any zone other than Residential and Commercial Zones and Ocean Ridge and Kaikōura Peninsula Tourism Development Areas, where <i>subdivision</i> is for 10 or more <i>allotments</i>, and residential units or commercial activities are proposed, a community sewerage system shall be provided and each lot shall be connected to the system, except where <i>allotments</i> are for <i>access</i>; <i>roads</i>; and <i>utilities</i> and <i>reserves</i> not requiring sewage disposal.	
SUB-S4	Energy supply, telephone systems, and high voltage electricity transmission lines
1. All new <i>allotments</i> in the Residential, Settlement, and Commercial Zones and Ocean Ridge and Kaikōura Peninsula Tourism Development Areas shall be provided with connections to electric supply and telecommunications systems to the boundary of the <i>allotment</i> except where <i>allotments</i> are for <i>access</i>, <i>roads</i>, <i>utilities</i>, or <i>reserves</i>. Refer to the EI - Energy and Infrastructure chapter for standards relating to lines. 2. High Voltage Electricity Transmission Lines – No new <i>allotments</i> shall be created, either wholly or partially, within 20m of the centre line of any electricity transmission line with a voltage of 66kV or higher, except that this rule shall not apply to the Ocean Ridge Development Area where DEV2-S17 applies.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
SUB-S5	Preservation of vegetation

1. Any protected tree, or group of trees, listed in TREE Appendix 1, shall be preserved and a Consent Notice shall be registered requiring continual preservation as an ongoing condition for approval to the <i>allotment</i> containing such trees.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
SUB-S6	Property access - general
1. Every <i>allotment</i> shall have a frontage or legal <i>access</i> to an existing <i>road</i> or to a new road. Vehicle crossings shall be provided in terms of the vehicle crossing provisions of the TRAN - Transportation chapter. 2. Where the existing <i>road</i> frontage is subject to a <i>road</i> widening designation, provision shall be made to enable the Council to acquire such land when required, by separately defining the parcels of land.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
SUB-S7	Property access - roads
1. All new roads shall be laid out and vested in the Council, in accordance with the standards set out in SUB - Table 2: Road classification and pavement structure. 2. The carriageway of all new roads laid out and vested in accordance with a above shall be formed and sealed. 3. Footpaths shall be constructed as a sealed strip, of asphaltic concrete or concrete, of 1.4m width within the berm. All areas of berms not sealed in footpath are to be formed in grass. 4. In the General Residential Zone, Ocean Ridge Development Area, Settlement Zone, and General Rural Zone, cul-de-sac shall be constructed with turning heads of 9	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

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

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

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

336. The maximum number of residential <i>allotments</i> within each of the Residential, Low Density Residential and Mixed Use <u>Foundation Areas and Sub Areas</u> shown on the Outline Development Plan 1 in DEV2 Appendix 1 shall not exceed the following: <u>Foundation Areas</u> a. Residential Area A = 74 b. Residential Area B = 3856 c. Low Density Residential Area D (i) <u>C</u> = 40 d. Low Density Residential Area D = <u>6</u>14 <u>Sub-Areas</u> e. Residential The Crest Area G = 35 f. Residential Greenlane Area-E = <u>2</u>2047 g. Residential The Farm Area F = <u>6</u>037 h. Residential Country Living Area G = <u>5</u>13 i. Mixed Use The Hub Area = <u>2</u>40 <u>Note: The maximum allotment numbers in the Foundation Areas and Sub-Areas, in combination, exceeds the overall maximum of 486 allotments. This is to enable a degree of flexibility with final sub-area yield at subdivision stage; however, compliance with the overall 486 allotment maximum will necessitate lower respective yields in some Sub-areas.</u> 2. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for the 35th residential allotment in the Low Density Residential Area C-D (i), a 1.5m wide right of way in favour of the Kaikōura District Council, shall be	The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
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created and be located in accordance with the walking tracks shown on the Outline Development Plan 1 in Appendix 1. 3. The walking tracks required in SUB-S10(2) above shall be established in accordance with the Native Planting Restoration Management Plan. 4. The Community and Recreational Use shown on the Outline Development Plan 1 in Appendix 1 are, on <i>subdivision</i>, to be vested with the Council as Recreation Reserve. 5. Access roads and the Future Road Link shall be located in accordance with those locations shown on Outline Development Plan 1 in Appendix 1. 62. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any <i>subdivision</i> creating the overall <u>No more than 168th residential allotments for residential use</u> or alternatively the 40th <i>allotment</i> in the Residential Area B whichever occurs first as shown on the Outline Development Plan 1 in Appendix 1, the following shall be <u>created completed: prior to a road connection between Ocean Ridge Drive to and Green Lane being formed and operational for vehicle use, shown on Outline Development Plan 1 in Appendix 1, shall have been fully constructed for public vehicular use, and is available for that use.</u> 7. The railway crossing is constructed to Kiwirail (or any successor) specifications and is available for public vehicular use. 8. Each contiguous land area within the Open Space/Grazing Area shown on the Outline Development Plan 1 in Appendix 1 shall be held in one fee simple record of title or alternatively be	
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amalgamated with one or more adjoining titles. 93. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for residential <i>allotments</i> LDR 18 to 45 in the Low Density Residential Area C D(i) shown in the Outline Development Plan 32 in Appendix 2, the following shall be completed: a. A Floating Building Height Contour Diagram for each <i>allotment</i> shall be produced. b. The Floating Building Height Contour Diagram, when prepared, shall enable a plane to be determined from a series of contours. c. This plane shall be created at such a level that any building that is at or under the plane would not protrude above the main ridgeline, as viewed from the South Bay boat ramp and the viewing platform on the KDC Water Reservoir, Maui Street (refer to Designations D45 in the Plan. d. A geotechnical report specific to the area being subdivide shall be produced. The geotechnical report shall determine the suitability of each <i>allotment</i> proposed and take into consideration recommendations of existing geotechnical reports. Note: The maximum height of any building is determined by the height between the existing ground level and the plane described above unless otherwise stipulated in the land use rules for the Ocean Ridge Development Area. 104. The subdivision size and shape of the low density residential <i>allotments</i> in Low Density Residential Area D(i) and their	
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respective curtilage and building areas shall be in <u>general</u> accordance with those boundaries shown on the Outline Development Plans 1-5 and all relevant <u>Development Requirements 2</u> in <u>DEV2-Appendix 1</u> 2.	
SUB-S11	Native Planting Area Standards
The following standards apply to Native Planting Restoration Areas, Mixed Native Visual Integration Planting shown on Outline Development Plan 1 in Appendix 1 and the Residential Native Planting Areas and Road Side Native Planting shown on Outline Development Plan 2 in Appendix 2 relating to the Ocean Ridge Development Area: 1. The Native Planting Restoration Area (dryland only) shown on the Outline Development Plan 1 in Appendix 1 shall be held in one fee simple record of title. 2. A Native Planting Restoration Management Plan shall be submitted to the Council for approval as part of any subdivision application. It shall provide for: a. The retention of existing indigenous vegetation b. Native species to be planted and planting location (in accordance with Appendix 1: Outline Development Plan 1), density, and staging c. Preparation of ground for planting d. Maintenance requirements, including weed and pest removal, monitoring and replacement of plants e. Construction of walking tracks f. Fencing	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

g. Native species to be planted in the vicinity of high voltage transmission lines and which at maturity will comply with the requirements of the Electricity (Hazards from Trees) Regulations (2003) or any subsequent replacement or amendment thereof. 3. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential <i>allotment</i> in the Ocean Ridge Development Area, which adjoins Native Planting Restoration Areas or Mixed Native Visual Integration Planting shown on Outline Development Plan 1 in Appendix 1 the following shall be completed: a. Native restoration plantings shown in the Native Planting Restoration Areas (wetland/riparian and dryland) in Outline Development Plan 1 in Appendix 1 shall be established at a rate of one hectare per seven and a half residential lots being created. b. The Native Planting Restoration Area (wetland/riparian and dryland), or parts thereof, as shown in the Outline Development Plan 1 in Appendix 1 shall be fenced to permanently exclude stock prior to the establishment of any native restoration plantings in any particular area. (Refer to SUB-S11(2)). c. The native restoration plantings shall be established in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). d. The native restoration plantings, including any existing indigenous vegetation, in the Native Restoration	
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Plantings Area shall be protected and maintained on an on-going basis, in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)) and this condition is to be secured by way of a Consent Notice on any titles containing a Native Planting Restoration Area. 4. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential <i>allotment</i> in the Low Density Residential Area D(i) shown in the Outline Development Plan 2 in Appendix 2, the following shall be completed: a. The establishment of the plantings in the Residential Native Planting Areas within the Low Density Residential Area D(i), shown in the Outline Development Plan 2 in Appendix 2. b. The establishment of the plantings within the Residential Native Planting Areas shall be in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). c. Fencing to permanently exclude stock from the Residential Native Planting Areas shall be constructed prior to the establishment of the plantings in these areas. d. All plantings in the Residential Native Plantings Areas, including any existing indigenous vegetation, shall be protected, and maintained on an on-going basis, in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)).	
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e. The above standard SUB-S11(4)(d) is to be secured by way of a Consent Notice on the title for each residential <i>allotment</i> in the Low Density Residential Areas D(i) shown in the Outline Development Plan 2 in Appendix 2. 4. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential <i>allotment</i> within the Low Density Residential Area D(i), and adjacent to the Road Side Native Planting shown in the Outline Development Plan 2 in Appendix 2, the following shall be completed: a. The establishment of the native plantings adjacent to the relevant residential <i>allotments</i> shall have been established in the Road Side Native Planting shown in the Outline Development Plan 2 in Appendix 2. b. The establishment of the native plantings in the Road Side Native Planting Areas shall be in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). cb. Fencing to exclude stock from the native plantings in the Road Side Native Planting shall be constructed prior to the establishment of the plantings in these areas. 5. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential <i>allotment</i> in Area E shown in the Outline Development Plan 1 in Appendix 1, the following shall be completed:	
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a. The establishment of the Mixed Native Visual Integration Planting (MNVIP) shown within Area E and adjoining the Trans Coastal Rail Line in the Outline Development Plan 1 in Appendix 1 shall be established and maintained on an on-going basis, in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). b. North of the access road to Green Lane between the common boundary of Areas E and F shown in the Outline Development Plan 1 in Appendix 1 and the Main North railway corridor a 1.5m high fence shall be constructed. 6. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential allotment adjoining the Railway line or along the eastern boundary of Area F shown in the Outline Development Plan 1 in Appendix 1, the following shall be completed: a. The establishment of the Mixed Native Visual Integration Planting (MNVIP) shown within Area F of Outline Development Plan 1 in Appendix 1 shall be established and maintained on an on-going basis, in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). b. The future road link shall be vested in the Kaikōura District Council. 7. Prior to the signing of a certificate by the Council, under section 224 of the Resource Management Act 1991, for any residential allotment within Area G shown in the Outline Development	
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Plan 1 in Appendix 1, the following shall be completed: The establishment of clustered street tree planting to be located in the road reserve at the time of subdivision. The cluster tree planting shall be in accordance with the Native Planting Restoration Management Plan (Refer to SUB-S11(2)). Standards SUB-S11(6)(a) and SUB-S11(7)(a) is to be secured by way of a Consent Notice on the title for each allotment which contains MNVIP.	
SUB-S12	Kaikōura Peninsula Tourism Development Area
The following standards shall also apply to the Lifestyle Living Area shown in DEV1 Appendix 1, in the Kaikōura Peninsula Tourism Development Area, provided that: - The <i>subdivision</i> and land use consent are applied for concurrently and no <i>subdivision</i> may be approved without all required Land Use consents. - An Overall Structure Plan for the whole Lifestyle Living Area must be prepared and lodged with the <i>subdivision</i> consent application. - The maximum number of residential <i>allotments</i> within the Lifestyle Living Area shall be 30. <i>Subdivision</i> design including location of services and <i>access</i> and roading layout for the Lifestyle Living Area shown on the Outline Development Plan in DEV1 Appendix 1 shall be designed in order to minimise any visual impact on the landscape value of the Upper Peninsula Terraces and the unbuilt Eastern Peninsula Area.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity

5. The vehicle access to the Lifestyle Living Area shown on the Outline Development Plan in DEV1 Appendix 1, shall be fully constructed including cycle and pedestrian access to the standard outlined in TRAN Tables 2 to 4 and SUB-S8.	
SUB-S13	S13 Inland Kaikōura Road Outline Development Plan
The following performance standards shall also apply to the Inland Kaikōura Outline Development Plan shown in Appendix 7 of the Kaikōura District Plan. 1. All subdivision development shall be undertaken in accordance with the provisions of the ODP contained in Appendix 7. 2. Roading a. The primary road shall be located in accordance with the location shown on the Outline Development Plan in Appendix 7 and shall be vested in the Kaikōura District Council. b. There shall be no direct access to State Highway 1 from sites contained in the Outline Development Plan. 3. Landscaping All landscaping along the external perimeter of the Light Industrial Zone as depicted on the Outline Development Plan at Appendix 7, shall be landscaped to the following standards: a. A 6 m wide landscape strip shall be established along the boundaries of State Highway 1 and Inland Kaikōura Road. b. A 6 m wide landscape strip shall be established along all boundaries of the ODP which	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

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

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

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

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

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

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

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

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

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

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

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

Principal Reasons

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

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

SUB-PR2**Water supply**

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

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

SUB-PR3**Sewage and trade waste**

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

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

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

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

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

SUB-PR4**Energy and communications**

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

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

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

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

SUB-PR6**Subdivision design and amenity**

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

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

SUB-PR7**Stormwater**

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

SUB-PR8**Natural hazards**

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

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

SUB-PR9**Contaminated sites**

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

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

Anticipated Environmental Results

SUB-A1**Anticipated environmental results relating to *subdivision***

1. Safe, convenient access to and from subdivided *allotments*.

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

SUB Table 1: Minimum allotment sizes

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

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

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

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

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

SUB Table 2: Road classification and pavement structure

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

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

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

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

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

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

Plan Change amendments – Updated April 2026

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

Guide to annotated changes:

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

DEV2 - Ocean Ridge Development Area

The Ocean Ridge Development Area is a ~~comprehensive living environment~~ master-planned neighbourhood located west of Kaikōura Township between State Highway 1 and Green Lane/Ludstone Road on rolling limestone and mudstone country ~~just west of Kaikōura Township~~. The purpose of the zone is to provide for a mixture of residential housing densities, a small mixed-use centre and community facilities in a wider native bush setting. ~~The environmental result will be a well-serviced, resilient and attractive neighbourhood with some other activities provided for in defined areas to~~ of a nature and scale that integrates with, and supports, the Kaikōura community. ~~Ocean Ridge will provide further residential opportunity for the people of Kaikōura.~~

Key defined terms for this chapter	
Term	Definition
Amenity or Amenity Values	has the same meaning as defined in Section 2 of the Resource Management Act 1991, which at the notification date of this Plan, means: "those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."
Building (NPS)	Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed; and b. fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.
Building Coverage (NPS)	Means the percentage of the net site area covered by the building footprint.
<u>Commercial activity (NPS)</u>	<u>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</u>

Key defined terms for this chapter	
Term	Definition
Community Activity	means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, research, culture and/or spiritual well-being, but excludes recreational activities. A community activity includes schools, hospitals, rest homes, doctors' surgeries and other health professionals, churches, marae, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres.
<u>Community facility (NPS)</u>	<u>means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</u>
Curtilage and building area(s)	<u>Means areas identified in Appendix 2: Outline Development Plan 2 – Ocean Ridge Comprehensive Living Zone</u>
Earthworks (NPS)	Means the alteration or disturbance of land, including by moving, removing, placing, balding, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
<u>Educational facility (NPS)</u>	<u>means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.</u>
Gross Floor Area (GFA) (NPS)	Means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells) measured: a. where there are exterior walls, from the exterior faces of those exterior walls; b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.
<u>Heavy industrial activity</u>	<u>Means an Industrial Activity that generates: offensive and objectionable noise, dust or odour; significant volumes of heavy vehicle movements; or elevated risks to people's health and safety.</u> <u>Heavy Industrial Activities include quarries, abattoirs, refineries, the storage, transfer, treatment, or disposal of waste materials or</u>

Key defined terms for this chapter	
Term	Definition
	<u>significant volumes of hazardous substances, other waste management processes or composting of organic materials.</u>
Height (NPS)	Means the vertical distance between a specified reference point and the highest part of any feature, structure, or building above that point.
Height in relation to boundary (NPS)	Means the height of a structure, building or feature, relative to its distance from either the boundary of: a. a site; or b. another specified reference point.
Home business (NPS)	Means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
<u>Industrial activity (NPS)</u>	<u>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</u>
<u>Multi-unit housing</u>	<u>means any development that:</u> a. <u>will result in two or more residential units on a site; or</u> b. <u>involves the construction of two or more residential units which are designed and planned in an integrated manner and are to be authorised by a combined subdivision and land use consent application.</u> <u>Multi-unit housing excludes retirement villages.</u>
Net site area (NPS)	<u>Means the total area of the site, but excludes:</u> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
Office	means any of the following:

Key defined terms for this chapter	
Term	Definition
	a. Administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; b. Commercial offices such as banks, insurance agents, typing services, duplicating services and real estate agents, being places where trade (other than that involving the immediate exchange for goods or the display or production of goods) is transacted; c. Professional offices such as the offices of accountants, solicitors, architects, surveyors and engineers. Also refer to the definition commercial activity.
<u>Off-street shared parking areas</u>	<u>Means use of land or buildings located outside of any road reserve primarily to provide temporary parking of vehicles, bicycles and/or micromobility devices and designed, constructed and operated in a manner to service two or more land use activities operating in the vicinity, whether subject to a tariff or not.</u>
Outdoor Living Space (NPS)	Means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
Outdoor Recreational Activity	means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.
Outline Development Plan	means the Plan(s) defining the areas in the Ocean Ridge Development Areas within which specific activities may take place in accordance with the rules for the Zone and attached as Outline Development Plan 1 at Appendix 1 and Outline Development Plan 2 at Appendix 2.
Personal Care	means a commercial activity entity devoted to enhancing overall health or well-being through a variety of professional services that encourage the repair or renewal of mind, body and spirit offering a variety of professionally administered services to clients on a day-use basis and includes: a. Physical fitness such as gymnasiums; b. Hairdressers, Beauty and Day Spa Clinics; and c. Doctors or Dentists Offices. But excludes Brothel (as defined in the Prostitution Reform Act 2003) Creche, Child Day Care Facilities and Health Care Facility (Medical).

Key defined terms for this chapter	
Term	Definition
Recreational activity	Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment which is not commercial and includes the sale of food and beverage for consumption on the site, provided it is ancillary to the recreational activity. Recreational activities include sport clubs, art, craft and hobby clubs (i.e., painting, pottery, bridge, chess, photography clubs. and outdoor recreation pursuits) but excludes any recreational activity within the meaning of residential activity.
Residential activity (NPS)	Means the use of land and building(s) for people's living accommodation.
Residential unit (NPS)	Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
Restaurant	means any land and/or buildings, or part of a building, in which meals are regularly supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale of Liquor Act 1989.
Retail Sales / Retail / Retailing	means the direct sale or hire to the public from any site and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.
<u>Retirement village (NPS)</u>	<u>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</u>
Site (NPS)	Means: a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or

Key defined terms for this chapter	
Term	Definition
	despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Visitor Accommodation (NPS)	Means the land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

Definitions Nesting Tables

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

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

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

Cross-references
In addition to the zone chapters, several district-wide and overlay chapters also contain provisions that may be relevant to the Ocean Ridge Development Area including: ECO - Ecosystems and Indigenous Biodiversity NFL - Natural Features and Landscapes CE - Coastal Environment TRAN - Transport HH - Historic Heritage EW - Earthworks LIGHT - Light NOISE - Noise SUB - Subdivision

Issues

<u>DEV2-I1</u>	<u>Housing choice and affordability</u>
<u>Kaikōura faces a limited range of housing options, mainly due to the size of existing urban residential lots. As at the end of 2024, 94% of these lots exceed 500m², creating a landscape dominated by bigger properties. In contrast, 5% of lots are smaller than 500m², and 1% are less than 250m². The District accordingly lacks sufficient housing choice to support changing housing needs, especially for younger and older individuals seeking compact living spaces.</u>	
<u>DEV2-I2</u>	<u>Landscape and amenity values</u>
Inappropriate development can diminish the conservation, landscape and the amenity values of this area.	
<u>DEV2-I3</u>	<u>Commercial Activities and Community Facilities</u>
<u>Increasing resident and visitor population numbers at Ocean Ridge will raise demand for local commercial activities and community facilities. Moreover, the Council forecasts increased growth in tourism and other commercial sectors over the period to 2032. Commercial and community development at Ocean Ridge will support the day-to-day needs of the local resident community; however, if such development is not appropriately scaled and managed, it could adversely affect the vibrancy and vitality of Kaikōura's existing commercial centres and other employment areas and/or affect the safe, efficient function of State Highway 1.</u>	

DEV2-I4	Stewardship
<u>Previous and future restoration planting efforts at Ocean Ridge enhance terrestrial, riparian and wetland ecological values; however, for those benefits to be enduring, sustainable stewardship and maintenance arrangements are required.</u>	
DEV2-I5	Wetlands and riparian areas
<u>Natural inland wetlands and ephemeral/intermittent streams are present in Ocean Ridge. Earthworks, construction activities and changes in hydrological conditions arising from other use and development can adversely affect the function and values of these areas if not well managed.</u>	

Objectives

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

Policies

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

DEV2-P2	<u>Multi-unit housing</u>
Provide for multi-unit housing developments in the Farm, Greenlane and Hub Areas where it can be demonstrated that the development:	
1. <u>is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone;</u> 2. <u>comprises built form and landscaping that contributes positively to the streetscape;</u> 3. <u>includes outdoor space that is sufficient to cater for the needs of residents, also taking into account the proximity to publicly accessible open space;</u> 4. <u>provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development.</u>	
DEV2-P3	<u>Retirement villages</u>
Provide for retirement villages in the Farm and Greenlane Areas where it can be demonstrated that the development:	
1. <u>is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone;</u> 2. <u>comprises a variety of built form and landscaping that contributes positively to streetscape;</u> 3. <u>includes outdoor space that is sufficient to cater for the needs of the residents of the village;</u> 4. <u>provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development.</u>	
DEV2-P4	<u>Large Lot and Country Living Areas</u>
Provide for lower density living opportunities in Residential Areas C and D, and in the Farm and Country Living Areas where:	
1. <u>the density, location, height and coverage of buildings on individual allotments are sympathetic to their landscape context and to neighbouring properties;</u> 2. <u>in elevated, more visually prominent parts of the Ocean Ridge Development Area, visual impacts of development are also mitigated by appropriate landscaping and controls on building materials; and</u> 3. <u>mitigation planting and restoration planting established on individual lots are maintained over time.</u>	
DEV2-P5	<u>Enabling activities in the Hub Area</u>
Enable a wide range of compatible activities in the Hub Area where they are of an appropriate nature, scale and intensity, including:	
1. <u>commercial activities;</u> 2. <u>community facilities;</u> 3. <u>educational facilities;</u> 4. <u>visitor accommodation;</u> 5. <u>off-street shared parking areas; and</u> 6. <u>residential activities.</u>	

DEV2-P6	Limits on non-residential activities in the Hub Area
<u>Limit the scale and amount of commercial activities, community facilities, educational facilities and visitor accommodation in the Hub Area to ensure they will:</u> <u>1. not result in significant adverse impacts on the vitality, role and function of the Commercial Zone or Mixed Use Precinct;</u> <u>2. not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network; and</u> <u>3. be compatible with adjoining land uses.</u>	
DEV2-P7	Industrial activities
<u>Avoid heavy industrial activities throughout the Ocean Ridge Development Area and only allow other industrial activities in the Hub Area where it can be demonstrated that they will:</u> <u>1. not result in significant adverse impacts on the vitality, role and function of the Industrial Zone or Mixed Use Precinct;</u> <u>2. not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network; and</u> <u>3. be compatible with adjoining land uses.</u>	
DEV2-P86	Manage effects of hHome businesses
<u>To eEnable the establishment and operation of home businesses in residential units provided it does not compromise the while ensuring their scale and intensity is consistent with the amenity values of neighbours the zone.</u>	
DEV2-P93	Recognise nNative restoration planting
<u>To rRecognise and provide for the positive contribution that the establishment of native restoration plantings and open space would makes to the Ocean Ridge dDevelopment Area and the surrounding environment.</u>	
DEV2-P105	Protection and maintenance of Nnative restoration planting is maintained
<u>To ensure defined Require areas of native restoration plantings and open space areas established for mitigation and environmental enhancement are to be protected and maintained over time and those areas are subsequently kept free of residential and other development, including by keeping dedicated restoration areas generally free of buildings, structures and unplanted areas, except for pathways, bridges and small structures provided for maintenance of restoration areas or to maintain or enhance recreational, cultural or other amenity values which would otherwise compromise natural, landscape and amenity values.</u>	
DEV2-P117	Enable supporting service activities Public open space
<u>To enable Provide for the establishment, operation and maintenance of parks, reserves and other areas dedicated to active and passive recreation, and related community facilities of community and recreation activities, visitor accommodation, and small-scale restaurant, office and retail sales, including the provision of convenience goods, in defined areas, and in order to provide services that are of a nature and scale, that supports local needs. appropriate to the comprehensive living environment</u>	

DEV2-P12	Development occurs according to the Outline Development Plan
Require subdivision, use and development of the Ocean Ridge Development Area to be in general accordance with the development requirements of the Outline Development Plan at DEV2 Appendix 1 or to otherwise achieve similar or better outcomes. To enable the development of residential and low density residential housing in areas identified in an <i>outline development plan</i> , so as to ensure the design elements of development are incorporated in order to maintain or enhance the quality of this environment.	
DEV2-P2	Control <i>buildings</i> to limit effects
To limit each residential area to a specified number of houses and to control location, <i>height</i> and <i>coverage</i> of <i>buildings</i> on individual allotments within the various areas so as to ensure the local environment is of a quality that would be expected by subsequent owners and the wider community, and to avoid adverse effects on neighbours such as shading.	
DEV2-P4	Require additional <i>building</i> controls and planting requirements
To provide additional <i>building</i> bulk, location and design controls, and planting requirements, on the more prominent ridge so as to mitigate the visual impact of development.	
DEV2-P7	Enable supporting service activities
To enable the establishment of <i>community</i> and <i>recreation activities</i> , <i>visitor accommodation</i> , and small-scale <i>restaurant</i> , <i>office</i> and <i>retail</i> sales, including the provision of convenience goods, in defined areas in order to provide services that are of a nature and scale appropriate to the comprehensive living environment.	
DEV2-P138	Ensure <u>Management of earthworks</u> are appropriately managed
To e Ensure <i>earthworks</i> associated with the development of the area, and the associated rehabilitation of disturbed ground, are carried out in manner that: 1. avoids, remedies or mitigates adverse visual effects; <u>and</u> 2. effectively manages risk from land instability, including historical landslide areas.	
DEV2-P914	Ensure provision of <u>Management of services</u>
To e Ensure: <u>water supply, wastewater, stormwater, electricity and telecommunications facilities necessary to service development in the Ocean Ridge Development Area</u> 1. the supply of potable water; and, 2. the satisfactory disposal of sewage and stormwater; and 3. the connection of electricity and telecommunications; are established, <u>operated, maintained and upgraded</u> in a manner that <u>sustains</u> <u>avoids, remedies or mitigates adverse effects on the landscape and amenity values</u> of the area.	
DEV2-P150	Provide for <u>integrated road network</u>
To p Provide for an integrated road network that links the Ocean Ridge Development Area roading network to State Highway 1, Green Lane and adjacent rural land.	
DEV2-P11	Promote Zero Waste policy
To promote Council's "Zero Waste" policy by promoting and encouraging the reduction, reuse and recycling of unwanted materials.	

Rules

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

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

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

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

		a. Compliance is not achieved with DEV2-S1 to DEV2-S7.
	DEV2-R4	<u>Commercial activities (limited to restaurants, offices, personal care, and retail sales) in the Mixed Use Area shown on the Outline Development Plan 1 in Appendix 1 excluding Home Businesses</u>
	<u>All Areas</u>	1. Activity status: Permitted Where: a. Compliance with DEV2-S3 is achieved with DEV2-S1 to DEV2-S18; and b. The activity is located within the Hub Area shown on Outline Development Plan 1 in DEV2 Appendix 1.
	<u>All Areas</u>	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with any relevant individual tenancy limit specified under DEV2-S3.1 is not achieved but compliance with any relevant cumulative GFA limit specified is achieved.18 to DEV2-S18. Matters of discretion: 1. The matters of discretion under DEV2-S3.2 and DEV2-S3.3 of any standard that is not complied with.
	<u>All Areas</u>	3. Activity status: Discretionary Where: a. The commercial activity is not a permitted activity under DEV2-R4.1 or a restricted discretionary activity under DEV2-R4.2 Compliance is not achieved with DEV2-S1 to DEV2-S7.
	DEV2-R5	<u>The use of a building as a Ddisplay homes in Residential Areas A to G shown on the Outline Development Plan 1 in Appendix 1</u>
	<u>All Areas</u>	1. Activity status: Permitted Where: a. Compliance is achieved with DEV2-S1 to DEV2-S18.
		2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with DEV2-S8 to DEV2-S18. Matters of discretion:

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

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

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

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

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

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

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

Rules: Buildings and structures in the Ocean Ridge Development Area

DEV2-R16	<u>Maintenance and repair of buildings and structures</u>
<u>All Areas</u>	1. Activity status: <u>Permitted</u>

<u>DEV2-R17</u>	<u>Demolition or removal of buildings or structures</u>
<u>All Areas</u>	1. <u>Activity status: Permitted</u>
<u>DEV2-R18</u>	<u>Construction of, addition to, or alteration of, buildings or structures (excluding fences or walls) where not more than one residential unit occupies the site</u>
<u>All Foundation Areas and Sub Areas on Outline Development Plan 1 in DEV2 Appendix 1, except the Hub Area</u>	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with the following standards is achieved:</u> i. <u>DEV2-S1;</u> ii. <u>DEV2-S2;</u> iii. <u>DEV2-S4;</u> iv. <u>DEV2-S6;</u> v. <u>DEV2-S8;</u> vi. <u>DEV2-S10;</u> vii. <u>DEV2-S11;</u> viii. <u>DEV2-S12;</u> ix. <u>DEV2-S13;</u> x. <u>DEV2-S14;</u> xi. <u>DEV2-S15;</u> xii. <u>DEV2-S16; and</u> xiii. <u>DEV2-S17.</u>
<u>The Hub Area on Outline Development Plan 1 in DEV2 Appendix 1</u>	2. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with the following standards is achieved:</u> i. <u>DEV2-S1;</u> ii. <u>DEV2-S2;</u> iii. <u>DEV2-S4;</u> iv. <u>DEV2-S5;</u> v. <u>DEV2-S7;</u> vi. <u>DEV2-S10;</u> vii. <u>DEV2-S11;</u> viii. <u>DEV2-S12;</u> ix. <u>DEV2-S13;</u> x. <u>DEV2-S14;</u> xi. <u>DEV2-S15; and</u> xii. <u>DEV2-S17.</u>

<u>All Areas, except the Hub Area</u>	3. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>The building or structure is not a permitted activity under DEV2-R18.1 or a discretionary activity under DEV2-R18.5.</u> <u>Matters of discretion:</u> 2. <u>The extent and effect of non-compliance with any of the standards listed under DEV2-R18.1.a as set out in the matter(s) of discretion for the relevant standard(s) contravened; and</u> 3. <u>The matters in Policies DEV2-P1, DEV2-P4 and DEV2-P10.</u>
<u>The Hub Area</u>	4. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>The building or structure is not a permitted activity under DEV2-R18.2 or a discretionary activity under DEV2-R18.5.</u> <u>Matters of discretion:</u> 1. <u>The extent and effect of non-compliance with any of the standards listed under DEV2-R18.1.a as set out in the matter(s) of discretion for the relevant standard(s) contravened; and</u> 2. <u>The matters in Policies DEV2-P1, DEV2-P5, DEV2-P6 and DEV2-P12.</u>
<u>All areas</u>	5. <u>Activity status: Discretionary</u> <u>Where:</u> a. <u>Compliance with any of the following is not achieved:</u> i. <u>DEV2-R18.1.a.i;</u> ii. <u>DEV2-R18.1.a.ii;</u> iii. <u>DEV2-R18.1.a.iv;</u> iv. <u>DEV2-R18.2.a.i; or</u> v. <u>DEV2-R18.2.a.ii</u>
<u>DEV2-R19</u>	<u>Construction of buildings or structures for multi-unit housing or retirement villages</u>
<u>All Areas</u>	1. <u>Activity status: Restricted Discretionary Activity</u> <u>Where:</u> a. <u>Compliance with the following standards is achieved:</u> i. <u>DEV2-S1;</u>

	ii. <u>DEV2-S6;</u> iii. <u>DEV2-S16; and</u> b. <u>The buildings or structures are:</u> iv. <u>for multi-unit housing in the Farm, Greenlane or Hub Areas as shown on Outline Development Plan 1 in DEV2 Appendix 1; or</u> v. <u>for retirement villages in the Farm or Greenlane Areas as shown on Outline Development Plan 1 in DEV2 Appendix 1.</u> <u>Matters of discretion:</u> 1. <u>Design and external appearance of buildings and the overall effect on streetscape;</u> 2. <u>The extent to which articulation, modulation, glazing and materiality of built form avoids visual dominance or long blank elevations;</u> 3. <u>Any positive effects on housing choice or affordability;</u> 4. <u>The extent and effect of non-compliance with any of the following standards and the matter(s) of discretion for the relevant standard(s) contravened:</u> a. <u>DEV2-S6;</u> b. <u>DEV2-S11 through DEV2-S16;</u> c. <u>DEV2-S18;</u> 5. <u>The matters in Policies DEV-P1 through DEV-P3 and DEV-P5;</u> 6. <u>Whether the development is adequately serviced for water supply, wastewater disposal, stormwater management, telecommunications and electricity;</u> 7. <u>Additional matters for retirement villages:</u> a. <u>any functional or operational requirements of the retirement village, and any positive effects from non-residential activities provided to support residents in the village;</u> b. <u>the quality of the interface between the retirement village and surrounding streets, residential units or public reserves;</u> c. <u>the extent to which the development avoids monotonous built form outcomes through a variety of building types, sizes, orientations or other design factors;</u> d. <u>the extent to which the retirement village enables public access through the site, including along proposed roads or tracks.</u>
<u>All Areas</u>	2. <u>Activity status: Discretionary</u> <u>Where:</u>

	a. <u>Compliance with any of the requirements of DEV2-R19.1 is not achieved.</u>
DEV2-R20	Fences and standalone walls
All Areas	1. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Compliance with DEV2-S18 is achieved.</u>
All Areas	2. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>Compliance with DEV2-R19.1 is not achieved.</u> <u>Matters of discretion:</u> 1. <u>The matters of discretion under DEV2-S18.2 through DEV2-S18.4</u>

Standards

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

<u>Note: The maximum residential unit numbers in the Foundation Areas and Sub-Areas, in combination, exceeds the overall maximum of 486 residential units. This is to enable a degree of flexibility with final sub-area yield; however, compliance with the overall 486 residential unit maximum will necessitate lower respective yields in some Sub-areas.</u>																									
DEV2-S2	Residential density																								
1. <u>Except where DEV2-S2.2 applies, no No residential unit in the Residential any Foundation Areas or Sub Area A-B-C-D-E-F and G shown on the Outline Development Plan1 in Appendix 1 shall be located on a site having a net area less than the minimum allotment size specified on Outline Development Plan 2 in DEV2 Appendix 1. 500m² except that the net site area may reduce down to 300m² for up to:</u> 2. No residential unit in the Mixed-Use Hub Area shown on the Outline Development Plan 1 in DEV2 Appendix 1 shall be located on a site having a net site area less than 3200m².	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.																								
DEV2-S3	Mixed-use Hub Area – Gross floor areas <u>Scale & intensity limits for non-residential activities</u>																								
1. The gross floor area for buildings containing the following <u>Non-residential</u> activities in the Mixed-Use Hub Area shown on the Outline Development Plan 1 in DEV2 Appendix 1 shall not exceed the limits in the table below: <table border="1"> <thead> <tr> <th>Activity</th><th>Limit^(a)</th></tr> </thead> <tbody> <tr> <td colspan="2">Commercial activities</td></tr> <tr> <td colspan="2">Office</td></tr> <tr> <td>Cumulative GFA^(b)</td><td>400m²</td></tr> <tr> <td>Individual tenancy GFA</td><td>250m²</td></tr> <tr> <td colspan="2">Retail^(c)</td></tr> <tr> <td>Cumulative GFA</td><td>1,200m²</td></tr> <tr> <td>Individual tenancy GFA</td><td>250m² except that two tenancies may occupy up to 400m² each</td></tr> <tr> <td colspan="2">All other commercial activities</td></tr> <tr> <td>Cumulative GFA</td><td>2,000m²</td></tr> <tr> <td colspan="2">Visitor accommodation</td></tr> <tr> <td>Cumulative # of rooms^(d)</td><td>150</td></tr> </tbody> </table>	Activity	Limit ^(a)	Commercial activities		Office		Cumulative GFA ^(b)	400m ²	Individual tenancy GFA	250m ²	Retail^(c)		Cumulative GFA	1,200m ²	Individual tenancy GFA	250m ² except that two tenancies may occupy up to 400m ² each	All other commercial activities		Cumulative GFA	2,000m ²	Visitor accommodation		Cumulative # of rooms ^(d)	150	Matters of discretion: 2. <u>Effects on the vitality of the Commercial Zone and Mixed Use Precinct.</u> 3. <u>Effects on the safety and efficiency of the transport network.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
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Visitor accommodation																									
Cumulative # of rooms ^(d)	150																								

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

Notes for the purposes of this standard:

(a) Where any non-residential activity includes other commercial activities that are ancillary to the primary activity, the ancillary activities shall not be subject to any limits expressed in this table;

(b) For the purposes of this table and associated rules, 'gross floor area' as defined in the Interpretation Chapter is abbreviated to 'GFA', with 'Cumulative' limits applying to the combined total of all described activities across the Hub Area;

(c) Retail includes food and beverage outlets but excludes activities offering the hiring of goods, merchandise or equipment which shall be subject to the cumulative GFA limit for 'All other commercial activities'; and

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

1. 400m² for *Offices*
2. 300m² for *Restaurant*
3. 100m² for *Retail Sales*
4. No limit on *Visitor Accommodation*
5. 300m² for *Personal Care* facilities

DEV2-S4	Roading and Access
All roads, access and tracks shall be located in general accordance with those locations shown on the Outline Development Plan 1 in DEV2 Appendix 1.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S45	Native planting restoration areas – , <u>open space/grazing area, buildings, structures, and earthworks and grazing</u>
1. No <i>building(s)</i> or structures shall be established, or <i>earthworks</i> shall occur in the 'Indicative Native Planting Restoration Areas'	Matters of discretion: The effects of not meeting the standard.

and Open Space/Grazing Area shown on the Outline Development Plan 51 in <u>DEV2</u> Appendix 1 except in the following circumstances: a. utility buildings and structures (refer to the utility rules in the EI chapter of the Plan); b. in the Native Planting Restoration Area, <i>buildings</i> not exceeding 10m² used for <i>outdoor recreational activities</i>, or used to store goods used for the maintenance of the indigenous vegetation; c. in the Open Space/Grazing Area <i>buildings</i> limited to implement or storage sheds used for the maintenance of the open space/grazing area or the horticulture area d. construction and maintenance of up to 1.5m wide walking and cycling tracks, <u>boardwalks, bridges and associated passive recreation furniture and lighting;</u> e. fencing for any purpose related to the management and protection of the indigenous vegetation planted or for the open space/grazing and horticultural purposes; f. construction and maintenance of the access and roads <u>indicatively</u> shown on the Outline Development Plan 1 in <u>DEV2</u> Appendix 1; <u>and</u> f. <u>any earthworks associated with 'a.' to 'e' above, or for the establishment, maintenance and protection of native vegetation.</u> <u>Note: Additional authorisations may be required from the Canterbury Regional Council for earthworks, planting of vegetation, structures near waterbodies or wetlands. Reference should also be made to the LIGHT chapter for relevant rules regarding outdoor lighting.</u>	Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
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2. No grazing stock shall be located in the Native Planting Restoration Areas shown on the Outline Development Plan <u>54</u> in <u>DEV2</u> Appendix 1.	
DEV2-S56	Open space/grazing areas – trees or shrubs Hub Area – windows to street
In the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1: 1. <u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u> 2. <u>Any other building facing the street must have a minimum of 50% of the street facing façade in glazing at ground floor level. This percentage applies to that part of the of the building occupying the entire area of the façade between 1m and 2m in height, as a minimum, and can be in the form of windows or doors.</u> No exotic trees or shrubs shall be planted in the Open Space/Grazing Area identified on <i>Outline Development Plan 1</i> in Appendix 1.	Matters of discretion: <u>3. Streetscape and visual amenity effects.</u> <u>4. Passive surveillance and safety.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S67	Residential native planting areas
1. No <i>buildings</i> shall be located within the Residential Native Planting Areas shown on the Outline Development Plan <u>32</u> in <u>DEV2</u> Appendix <u>12</u>. 2. No <i>earthworks</i> shall <u>occur</u> be permitted within the Residential Native Planting Areas shown on the Outline Development Plan <u>32</u> in <u>DEV2</u> Appendix <u>12</u>, other than <i>earthworks</i> associated with one vehicular access and one walking access from the road to the <i>curtilage and building area</i>, provided that the vehicular access does not exceed a width of 3.6m and the walking access does not exceed a width of 1.5m and provided that the walking access is separated from the driveway by at least 2m.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: <u>Assessment Matters 17.a – 17.f</u> for guidance on what matters may be relevant to consider for the proposed activity.

3. No grazing stock shall be located within the Residential Native Planting Areas shown on the Outline Development Plan 32 in DEV2 Appendix 12.	
DEV2-S78	Servicing – sewage Hub Area – landscaping requirements
<u>In the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1:</u> 1. <u>Any residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and</u> 2. <u>Any off-street shared parking areas shall include:</u> a. <u>a minimum 1.5m-deep landscape strip around the perimeter of the parking area, exclusive of any land dedicated to access or egress for vehicles, pedestrians, cyclists or micromobility users comprising:</u> i. <u>at least 1 eco-sourced native tree per 6 lineal metres of landscape strip length, capable of achieving a minimum height of 3m at maturity; and</u> ii. <u>eco-sourced grasses or low shrubs established at grades and densities to provide 80% canopy closure within 5 years; and</u> b. <u>in areas dedicated to parking bays, a minimum of 1 eco-sourced native tree per 8 parking spaces, capable of achieving a minimum height of 3m at maturity.</u> 3. <u>Where any building is constructed on a site with a boundary adjoining State Highway 1, the full width of the site will be planted to a minimum depth of 1.5m from the road boundary, exclusive of any area that must be kept clear to maintain safe sight distances for</u>	Matters of discretion: 4. <u>Streetscape and visual amenity effects.</u> 5. <u>Where eco-sourced species are unavailable, the appropriateness of any alternatives.</u> 6. <u>Whether a lesser amount of landscaping is necessary to provide safe, efficient access.</u> The effects of not meeting the standard: Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

<u>vehicles turning onto State Highway 1. As a minimum, the planting will comprise:</u> <u>a. at least 1 eco-sourced native tree per 6 lineal metres of landscape strip length, capable of achieving a minimum height of 3m at maturity; and</u> <u>b. eco-sourced grasses or low shrubs established at grades and densities to provide 80% canopy closure within 5 years.</u> Before occupation of any <i>buildings</i> associated with any permitted, controlled, restricted discretionary, discretionary or non-complying activity specified in the rules of this chapter, a connection to the Council reticulated sewage system shall be established.	
DEV2-S89	<u>Low density Residential Areas C and D, and Country Living Area – curtilage and building area requirements</u>
1. Except as provided for in DEV2-S8.1.c 9(1)(e) and (DEV2-S8.1.d), <i>residential units</i> and accessory <i>buildings</i> are permitted within the <i>curtilage and building areas</i> in the Low Density Residential Areas <u>C and D</u> and D (i) shown on Outline Development Plan <u>32</u> in <u>DEV2 Appendix 12</u> and in the <u>Country Living Area</u> provided that: a. the building coverage shall not exceed 400m²; and b. masts are not permitted; c. In respect of allotments LDR 26, LDR 30 and LDR 31, the maximum <i>building coverage</i> for all <i>buildings</i>, other than garages, shall be 300m²; d. In respect of allotments LDR 26, LDR 30 and LDR 31, the maximum <i>building coverage</i> for any garage will be 40m². When calculating the <i>building coverage</i> on allotments LDR 26, LDR 30 and LDR 31 to determine whether or not the coverage has been exceeded, no account will be taken of	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: <u>Assessment Matters 17.a – 17.f</u> for guidance on what matters may be relevant to consider for the proposed activity.

any garage coverage under DEV2-S8.1.d 9(1)(d). For the avoidance of doubt, the intention is that the owner(s) from time to time of these specified allotments may have a <i>building</i> of 300m² and a garage of 40m². 2. For all <i>residential units</i> and garages within the Low-Density Residential Area <u>C</u> D(i) as shown on Outline Development Plan <u>32</u> in <u>DEV2 Appendix 12</u> and for all buildings in the <u>Country Living Area</u>: a. Roof materials will not exceed a reflectance level of 18%; and b. Exterior walls, including trim, will not exceed a reflectance level of 37%. 3. No <i>buildings</i> are permitted outside the <i>curtilage and building areas</i> shown on Outline Development Plan <u>32</u> in <u>DEV2 Appendix 12</u> except that in the Low Residential Area D, glasshouses, tunnel houses or sheds are permitted provided that the combined gross floor area does not exceed 20m². 4. There shall be only one vehicular and one walking access into each of the <i>curtilage and building areas</i> from the road, provided that the vehicular access does not exceed a width of 3.6m and the walking access does not exceed a width of 1.5m, and provided that the walking access is separated from the driveway by at least 2m. 5. No <i>earthworks</i> shall occur within the <i>curtilage and building area</i> other than <i>earthworks</i> associated with up to a 3.6m wide vehicular access, up to a 1.5m wide walking access, and <i>earthworks</i> associated with the establishment of those <i>residential units</i> and accessory buildings permitted in DEV2-S8.1 9(1) and { <u>DEV2-S8.2</u>} above. 6. Within the <i>curtilage and building areas</i> of the Low-Density Residential Areas D(i) <u>C</u> shown on Outline Development Plan <u>32</u> in <u>DEV2</u>	
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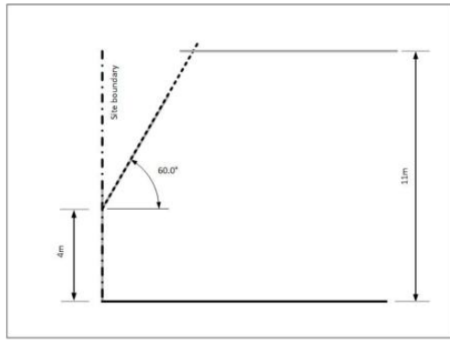
Appendix 12, all batter slopes with a gradient steeper than 1:6, associated with any <i>earthworks</i> required for the establishment of those <i>residential units</i> and accessory buildings permitted in a. and b. <u>DEV2-S9(1) and (2)</u> above, shall be planted with indigenous vegetation in accordance with the Native Planting Restoration Management Plan required under SUB-S11. <u>Note: additional detail relating to the planting of these areas will be determined at subdivision stage. Refer Standard SUB-S10, the Development Requirements in Outline Development Plan at DEV2 Appendix 1, and the 'Subdivision Consent Applications – Information to be Included' in the Introduction chapter.</u> 7. Within those parts of Area D(i) C indicated on Outline Development Plan 32 in <u>DEV2 Appendix 12</u>, driveways and footpaths shall not be finished with white concrete and instead include a dark wash or exposed aggregate with a low reflectivity <u>not exceeding 40%</u>(because white has a high reflectivity and can be seen from long distances).	
DEV2-S910	Hub Area – Heavy vehicle outdoor storage
<u>In the Hub Area shown on Outline Development Plan 1 in DEV 2 Appendix 1:</u> <u>Any outdoor storage area is screened from adjoining roads or sites either by a fence, landscaping or a combination of the two, to a height between 1.8. and 2m.</u> <u>No heavy vehicles shall be stored or parked overnight on any site except for buses within the Mixed Use Area shown on the Outline Development Plan 1 in Appendix 1.</u>	Matters of discretion: <u>The extent to which lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety;</u> <u>The extent to which the outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from residential sites or public reserves.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

DEV2-S101	<u>Residential area Bbuilding coverage: Residential areas and mixed-use areas</u>																						
1. <u>Building coverage shall not exceed the limits in the table below for any site:</u> <table border="1" data-bbox="209 394 783 1016"> <thead> <tr> <th>Area</th><th>Limit</th></tr> </thead> <tbody> <tr> <td colspan="2">Foundation Areas</td></tr> <tr> <td>Residential Area A and B</td><td>35%</td></tr> <tr> <td colspan="2">Sub Areas</td></tr> <tr> <td>The Crest Area</td><td>35%</td></tr> <tr> <td>Greenlane Area</td><td>40% or 500m², whichever is lower</td></tr> <tr> <td>Farm Area</td><td>40% or 500m², whichever is lower</td></tr> <tr> <td>Hub Area:</td><td></td></tr> <tr> <td>a. where buildings on the site are limited to residential units only</td><td>50%</td></tr> <tr> <td>b. where buildings on the site are for any non-residential activities or a combination of residential and non-residential activities</td><td>60%</td></tr> <tr> <td>c. notwithstanding a. and b. above, the maximum combined ground floor area of all buildings on a site</td><td>500m²</td></tr> </tbody> </table> Note: refer to standard DEV2-S9 for building coverage limits in Area C, Area D and the Country Living Area. Residential Areas A, B, C, E, F, G and for residential use of the Mixed Use Areas shown on the <i>Outline Development Plan 1</i> in Appendix 1. 1. <i>Sites</i> less than 500m²: 175m maximum 2. <i>Sites</i> greater than 500m²: 35% maximum.	Area	Limit	Foundation Areas		Residential Area A and B	35%	Sub Areas		The Crest Area	35%	Greenlane Area	40% or 500m ² , whichever is lower	Farm Area	40% or 500m ² , whichever is lower	Hub Area:		a. where buildings on the site are limited to residential units only	50%	b. where buildings on the site are for any non-residential activities or a combination of residential and non-residential activities	60%	c. notwithstanding a. and b. above, the maximum combined ground floor area of all buildings on a site	500m ²	Matters of discretion: 2. <u>Streetscape and visual amenity effects.</u> 3. <u>Dominance, privacy and shading effects on adjoining sites.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
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DEV2-S112	<u>Building h Height: Residential, low density residential, and mixed-use areas</u>																						
1. The maximum <i>height</i> of any <i>buildings or structures</i> located in the Residential Areas A, B, C, E, F, and G and the Low-Density Residential Area D, and in the Greenlane, Crest and Farm Areas shown on Outline Development Plan 1 in DEV-2 Appendix 1 shall be 8m. 2. The maximum <i>height</i> of <i>buildings or structures</i> located in the Mixed-Use Hub Areas shown on Outline Development Plan 1 in DEV2 Appendix 1 for activities listed in DEV2-S3(1) to (5) 24.6.3 a-e shall be 118m, except that	Matters of discretion: 5. <u>Streetscape and visual amenity effects.</u> 6. <u>Dominance, privacy and shading effects on adjoining sites.</u> 7. <u>Where standard DEV2-S12.3 or DEV2-S12.4 is not met, the effects of not meeting the standard. Refer to matter n. in Appendix 6: under section 25.3: 'Assessment Matters relating to the following Performance Standards in the relevant zones:' for guidance on what matters may be relevant to consider for the proposed activity.</u>																						

<u>the maximum height shall be 15m within the corresponding area identified on Outline Development Plan 4 in DEV2 Appendix 1. For activities not listed DEV2-S3(1) to (5), 5m maximum height.</u> 3. No <i>building or structure</i> located in the Low Density Residential Area C-D(i) shown in Outline Development Plan 3-2 in <u>DEV2 Appendix 12</u> shall exceed a maximum <i>height</i> of 7m except that: a. In respect of <i>buildings</i> on Allotments LDR 26, LDR 30 and LDR 31 on Outline Development Plan 2 in Appendix 2, the maximum <i>building height</i> of any <i>building</i>, measured from slab to roof peak, shall be 5.0 metres, subject to DEV2-S112.3.b. b. The maximum <i>height</i> of any garage, measured from slab to roof peak, shall be 3.0 metres. 4. No <i>building</i> located in the Low Density Residential Area C-D(i) shown on Outline Development Plan 3-2 in <u>DEV2 Appendix 12</u> shall protrude through a plane that connects the contours on the Floating Building Height Contour Diagram, which is required under SUB-S10 except that: a. All single storey <i>buildings</i> with a maximum <i>height</i> of 5m may protrude through the plane by up to 1m, or b. Within <i>curtilage and building areas</i> LDR 28 to 31 shown on Outline Development Plan 2 in Appendix 2, all <i>buildings</i> may protrude through the plane by up to 2m provided that each <i>building</i> is single storey with a maximum <i>height</i> of 5m and the plantings in the Residential Native Planting Areas within each of these residential allotments is no less than 2m in <i>height</i> prior to the erection of any <i>building</i>.	
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DEV2-S123	Outdoor living space
<i>Outdoor Living Space</i> shall be provided as follows: 1. 70m² minimum area with minimum dimension of 5m for each <i>residential unit</i> in the Residential Areas A, and B, C, E, F, G and Mixed Use Areas shown on the Outline Development Plan 1 in DEV2 Appendix 1, except that outdoor living space may reduce to 40m² minimum area with minimum dimension of 3m for those sites having a net area less than 500m² (refer to DEV2-S2). 2. <u>30m² minimum area with minimum dimension of 3m for each residential unit in the Greenlane, Crest and Farm Areas shown on Outline Development Plan 1 in DEV2 Appendix 1.</u> 23. <u>420m² minimum area with minimum dimension of 32m for each residential visitor accommodation unit in the Mixed Use Hub Area shown on the Outline Development Plan 1 in DEV2 Appendix 1, unless the outdoor living space:</u> a. <u>is provided for a residential unit in the form of a balcony, patio or roof terrace;</u> b. <u>has a minimum area of 8m² and minimum dimension of 1.8m; and</u> c. <u>is accessible from the residential unit.</u>	Matters of discretion: The <u>extent to which:</u> 4. <u>The design of the proposed outdoor living space provides a good standard of amenity.</u> 5. <u>Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space.</u> 6. <u>The availability of, and proximity to, public open space.</u> effects of not meeting the standard: Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S134	Height in relation to boundary
1. In all areas except the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1, N<u>o</u> part of any <i>building</i> shall protrude into a <i>height in relation to boundary</i> plane constructed from points measured 2.5m above internal boundaries, as shown in Appendix 3 in Part 4 except that when a <i>site</i> has a net area less than 500m² then the <i>height in relation to boundary</i> plane may be to a maximum of 55 degrees irrespective of the north point on the <i>site</i>. In the case of a party wall, no <i>height in relation to boundary</i> plane will apply.	Matters of discretion: 3. <u>Streetscape and visual amenity effects.</u> 4. <u>Dominance, privacy and shading effects on adjoining sites.</u> The effects of not meeting the standard: Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

2. In the Hub Area as shown on Outline Development Plan 1 in DEV2 Appendix 1, no part of any building or structure shall project beyond a 60° recession plane measured from a point 4m above ground level along all boundaries, as shown in the diagram below:



Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

Exceptions to 1. and 2. above:

- a. Chimneys, solar panels, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts, provided they do not exceed any relevant *height* limits specified in the District-Wide or Zone rules, and provided that their maximum dimension measured parallel to the boundary under consideration does not exceed 3m.
- b. A gable or hip end may penetrate the recession lines in ~~Ocean Ridge~~ Comprehensive Living Zone where a single gable or hip end with a base of 7.5m or less (excluding eaves) is parallel to a boundary and a recession line strikes no lower than halfway between the eaves and ridge line.
- c. In the Hub Area, this standard does not apply to:
 - i. a boundary with a road; or

<u>ii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>	
DEV2-S145	Internal boundary separation
1. <u>In all areas except the Greenlane and Hub Areas as shown on Outline Development Plan 1 in DEV 2 Appendix 1, No buildings</u> shall be located closer than 2m to any internal boundary unless the exceptions below apply, or the <i>residential units</i> are located in the <i>curtilage and building areas</i> in <u>Low Density Residential Areas C and D</u> shown on the Outline Development Plan <u>32</u> in <u>DEV2 Appendix 12</u>. Exceptions <u>to 1. above</u>: a. Accessory buildings, which are not used for human habitation, may be located closer to an internal boundary subject to the following conditions: i. all stormwater shall be contained within the <i>site</i> or reticulated to an approved system and; ii. the total length of walls of accessory buildings facing, and located within 2m of, each internal boundary shall: a. not exceed 9.0m in length, and b. not contain any windows b. Eaves, porches, chimneys, bay windows, stairways, steps, landings, and balconies may intrude into the internal boundary separation distance subject to the following limits: i. eaves may intrude into the separation distance by no more than 0.6m; ii. porches and windbreaks opposite a doorway may intrude into the separation distance by no more than 0.9m provided that such porches and	Matters of discretion: <u>3. Streetscape and visual amenity effects.</u> <u>4. Dominance, privacy and shading effects on adjoining sites.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

windbreaks are no longer than 1.8m parallel to the boundary; iii. bay windows may intrude into the separation distance by no more than 0.6m parallel to the boundary; iv. chimneys may intrude into the separation distance by no more than 0.6m parallel to the boundary provided that the chimney is of no greater width parallel to the boundary than 1.8m; v. external stairways, landings and un-enclosed balconies may intrude into the separation distance by no more than 0.9m provided that the landing or balcony does not exceed 1.8m in length; and c. Where an internal boundary of a <i>site</i> immediately adjoins an access or part of an access, which is owned or partly owned with that <i>site</i>, or has a registered right-of-way over it in favour of that <i>site</i>, the minimum building separation distance from that internal boundary shall be 1m. <u>2. In the Greenlane and Hub Areas as shown on Outline Development Plan 1 in DEV 2 Appendix 1, buildings must be setback from the relevant boundary by the minimum depth listed in the 'yards' table below:</u> <table border="1"> <thead> <tr> <th><u>Yard</u></th><th><u>Minimum depth</u></th></tr> </thead> <tbody> <tr> <td colspan="2"><u>Side yard</u></td></tr> <tr> <td><u>Greenlane and Hub Areas</u></td><td><u>1m on one side, 2m on the other side</u></td></tr> <tr> <td colspan="2"><u>Rear Yard</u></td></tr> <tr> <td><u>Greenlane Area</u></td><td><u>2m</u></td></tr> <tr> <td><u>Hub Area</u></td><td><u>5m</u></td></tr> </tbody> </table> <u>Exceptions to 2. above:</u> a. <u>for side yards in the Hub Area, residential units or other buildings separated by a common wall and/or which are apartment</u>	<u>Yard</u>	<u>Minimum depth</u>	<u>Side yard</u>		<u>Greenlane and Hub Areas</u>	<u>1m on one side, 2m on the other side</u>	<u>Rear Yard</u>		<u>Greenlane Area</u>	<u>2m</u>	<u>Hub Area</u>	<u>5m</u>	
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<u>Rear Yard</u>													
<u>Greenlane Area</u>	<u>2m</u>												
<u>Hub Area</u>	<u>5m</u>												

<u>or multi-unit dwellings designed and constructed in an integrated manner; and</u> <u>b. all of exceptions b. – c. inclusive to 1. above.</u>	
DEV2-S156	Road boundary separation
1. <u>In all areas except the Hub Area as shown on Outline Development Plan 1 in DEV 2 Appendix 1, No buildings</u> shall be located closer than 4.5m to any road boundary except that <i>residential units</i> and garages may be located no closer than 2m to any road boundary where: a. The floor level of any <i>residential unit</i> is at least 600mm higher than the adjacent street footpath or, where such a footpath does not exist, then it shall be 600mm higher than the adjacent street carriageway. b. Any vehicle entrance to a garage is located generally at right angles to the street (i.e., facing the side boundary) and the 2m width strip between the garage and the street is planted with at least one tree capable of growing to at least 5m high and at least 3 shrubs capable of growing to at least 1m high. Exceptions <u>to 1. above</u>: c. <i>Residential units</i> located on the <i>curtilage and building areas</i> in Low Density Residential Areas <u>C and D</u> shown on the Outline Development Plan <u>32</u> in <u>DEV2 Appendix 12</u>. d. For other <i>buildings</i>, provided that: i. eaves may intrude into the separation distance by no more than 0.6m; ii. porches and windbreaks opposite a doorway may intrude into the separation distance by no more than	Matters of discretion: 3. <u>Streetscape and visual amenity effects.</u> 4. <u>Dominance, privacy and shading effects on adjoining sites.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

0.9m provided that such porches and windbreaks are no longer than 1.8m parallel to the boundary; iii. bay windows may intrude into the separation distance by no more than 0.6m parallel to the boundary; iv. chimneys may intrude into the separation distance by no more than 0.6m parallel to the boundary provided that the chimney is of no greater width parallel to the boundary than 1.8m; v. external stairways, landings and un-enclosed balconies may intrude into the separation distance by no more than 0.9m provided that the landing or balcony does not exceed 1.8m in length. <u>2. In the Hub Area as shown on Outline Development Plan 1 in DEV 2 Appendix 1, no building shall be located closer than:</u> <u>a. 10m to the boundary with State Highway 1; or</u> <u>b. 5m to any other road boundary except that <i>residential units</i> and <i>garages</i> may be located no closer than 1m to those other road boundaries.</u> <u>Exceptions to 2. above:</u> <u>a. for any building other than a residential unit, this standard does not apply to any verandah attached to the building up to a maximum depth of 3m.</u>	
DEV2-S167	High voltage electricity transmiss <u>distribution</u> lines
Any activity, including the establishment of <i>buildings</i>, structures or plantings, or any <i>earthworks</i>, shall within 20m of the centre line of any high voltage transmiss <u>distribution</u> line comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent replacement or amendment thereof.	Matters of discretion: <u>1. Whether reasonable access to the lines and associated support structures can be maintained.</u> <u>2. Any effects on health and safety.</u> <u>3. Whether proximity of buildings, structures, plantings or earthworks introduce</u>

		<u>unacceptable risk to the safe, efficient function of the lines and associated support structures.</u> <u>4. Any advice received from the operator of the lines.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S178	<u>Waste management</u>The Crest, Greenlane, Farm and Hub Areas – additional requirements for buildings	
<u>1. For all residential units and garages in the Farm Area as shown on Outline Development Plan 1 in DEV2 Appendix 1:</u> <u>a. roof materials will not exceed a reflectance level of 18%; and</u> <u>b. exterior walls, including trim, will not exceed a reflectance level of 37%.</u> <u>2. For all residential units and garages in the area identified as 'Greenlane Knoll' on Outline Development Plan 5 in DEV2 Appendix 1:</u> <u>a. all buildings shall have mono-pitched roofs which will be aligned with a plane parallel to the average natural contour of the land underneath +/- 5°; and</u> <u>b. the maximum continuous building length in a single dimension without a break in plan of at least 1m shall be 20m.</u> All activities, other than residential activities, shall comply with the Waste Management Protocol in Appendix 2.		Matters of discretion: <u>3. Streetscape and visual amenity effects.</u> <u>4. Whether any natural or built factors in the existing environment justify a lesser standard of mitigation.</u> <u>5. The efficacy of any alternative mitigation measures proposed.</u> The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
DEV2-S18	<u>Fences and standalone walls</u>	
<u>1. Any fence, standalone wall, or combination of the two must not:</u> <u>a. exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary except where b.ii below applies; and</u> <u>b. exceed a maximum height of 2m above ground level and any part of the structure above 1m in height is 50% transparent for its entire length, where within 1m of:</u>		Matters of discretion: <u>2. Streetscape and visual amenity effects;</u> <u>3. Privacy effects; and</u> <u>4. Dominance and shading effects on adjoining properties.</u>

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

DEV2-M1	<u>Use of Outline Development Plan</u>
Provision of the The Ocean Ridge Development Area and rules and an accompanying <u>utilises an outline development plan to guide future subdivision and development of the area toward achievement of the overall development outcome expressed in objective DEV2-O1. The outline development plan sets out key spatial features and associated development requirements which are principally administered at subdivision stage in conjunction with the rules in the Subdivision Chapter. While the outline development plan represents one way to deliver the environmental outcomes anticipated for the Development Area, subdivision proposals that depart from the details specified in the outline development plan may also be appropriate, subject to assessment of future subdivision proposals demonstrating similar or better environmental outcomes.</u> control the use, development and protection of land in the zone. The land use rules relate to the following: The location and number of residential units in specified areas. The location, height, and building coverage of residential units on individual allotments. Noise and lighting. The establishment of non-residential activities in a defined area and some of which are to be of a limited size within those areas. Buildings or earthworks in the Native Restoration Planting Areas, the Residential Native Plantings Areas, Open Space/Grazing areas, Mixed Native Visual Integration Planting and curtilage and building areas.	
DEV2-M2	Provide educational information on vegetation
Provision of information on a regular basis to inform residents of garden plants that should not be established due to their invasive potential into the adjoining native restoration plantings. Refer to Appendix 2 of the <u>applicable Native Restoration Management Plans established at corresponding subdivision stages</u>, which is required under the performance standards in SUB – Subdivision and other associated standards.	
DEV2-M3	Use covenants and <i>building</i> and landscape design manual
Provision of covenants or consent notices on the titles of the residential allotments on the main ridge in favour of the developer that require compliance with a <i>building</i> and landscape design manual.	
DEV2-M4	Waste management guidelines
Guidelines to promote and encourage the reduction, reuse and recycling of unwanted materials – refer to the Waste Management Guidelines – All Zones in Appendix 2.	

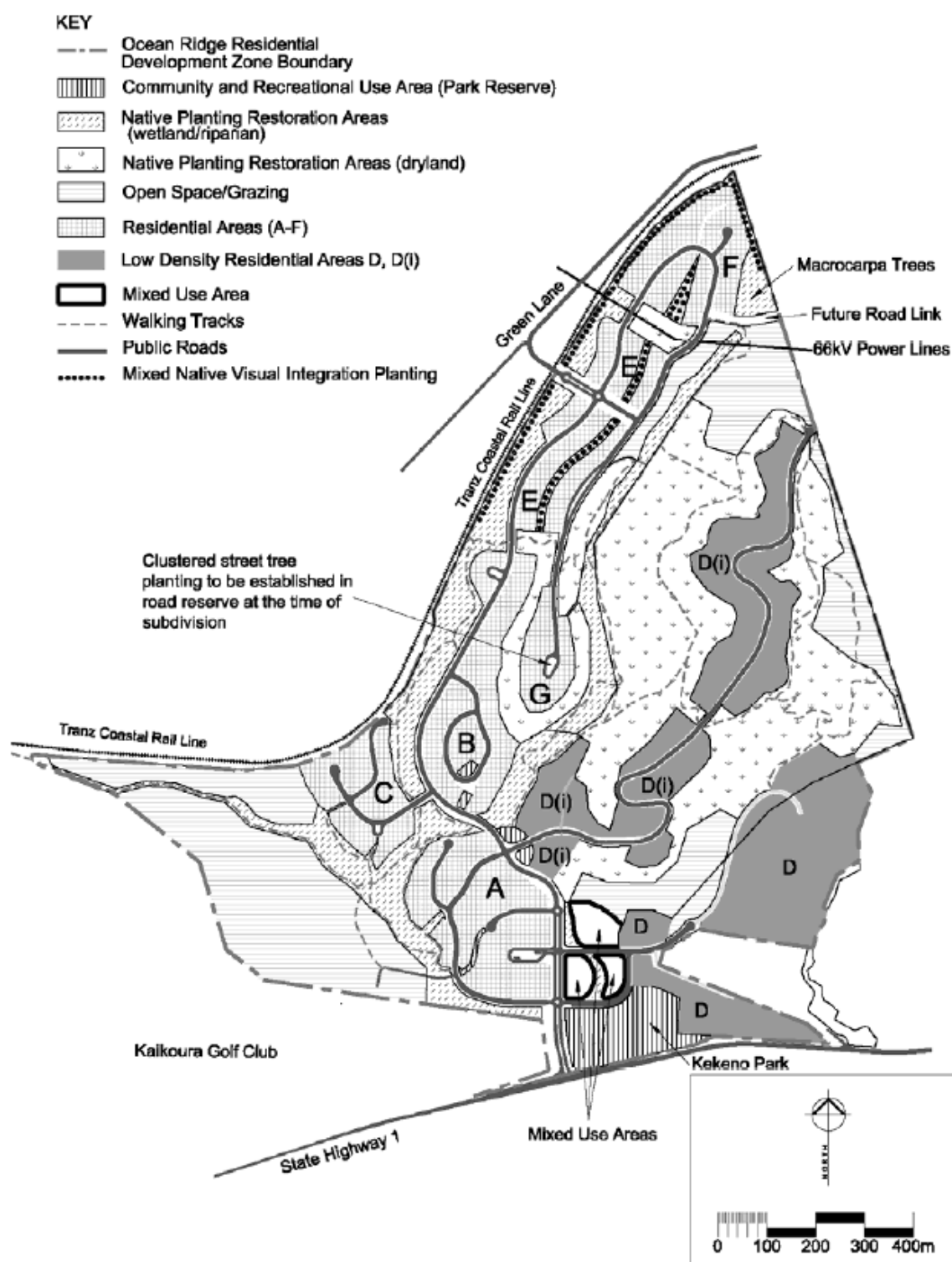
Principal Reasons

DEV2-PR1	Residential development occurring in a sensitive area
	Provision has been made for a residential and low <u>mixed density</u> residential development with associated <i>community, recreational</i> and limited commercial uses, all within defined areas, to create an integrated development known as the Ocean Ridge Development Area. The <u>buildings in areas primarily dedicated to residential use</u> are to be established within an open space and areas to be restored in native wetland and dryland planting setting. Reserves and walkways are also to be provided for the public. The adjacent Kaikōura Golf Course is also a feature for the development. The landscapes along this part of the coast are dominated by the coast and lowland floodplains formed from the Kowhai River with adjacent rolling hills, truncated by limestone bluffs in some locations. The impressive seaward Kaikōura range forms the wider backdrop. The Ocean Ridge Development Area forms part of the rural gateway to Kaikōura and parts of the zone, in particular the main ridge, are visible from the surrounding area. In sympathy with this environment, the <i>buildings</i> in elevated areas are to be carefully located and the surrounding areas planted in native bush while maximising viewing corridors for subsequent occupants. In addition, existing wetland and riparian areas within Ocean Ridge are to be enhanced and/or restored. To achieve these outcomes <u>and guide future subdivision and development, outline development plans have been introduced, to restrict building to specified areas, and in some circumstances to individual curtilage and building areas.</u> The zone contains controls on the use, servicing, number, and bulk and location of <i>buildings</i>. Some rules minimise upward light spill. Light spill has the ability to confuse the navigation of seabirds, especially the Hutton's Shearwaters passing to and from their nesting and breeding grounds. In the case of the main ridge there are further controls on <i>buildings</i> that reflect the prominence of this location. There are further <i>building</i> design and landscape controls to be covenanted on the residential titles located on the main ridge in order to promote a living environment with a high level of aesthetic coherence. <u>Additional controls on building appearance, position and scale are also specified in the Farm, Greenlane and Hub Areas to ensure built form is in keeping with the amenity values of the area.</u> The establishment of services, reserves, and native plantings and public walking tracks are also requirements on subdivision. Residential and other development are to be avoided in the areas to be planted in native vegetation except for some small <i>buildings</i> for <i>recreation</i> purposes, such as pergolas, or <i>buildings</i> to store materials used for the maintenance of the vegetation.

Anticipated Environmental Results

DEV-A1	Anticipated environmental results for the Ocean Ridge Development Area
	The development of <i>building areas</i> in an environment that includes: 1. dominance of open space and native restoration planting over buildings; 2. diversity in housing between residential areas and lifestyle types to meet a range of community needs; 3. carefully designed roading and servicing to future proof the area and avoid or mitigate potential adverse effects on the environment.

DEV2 Appendix 1: Outline Development Plan – Ocean Ridge Development Area



1.0 CONTEXT

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

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

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

2.0 DEVELOPMENT FORM & DESIGN

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

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

3.0 DEVELOPMENT REQUIREMENTS

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

OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

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

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

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

RESTORATION AND AMENITY PLANTING

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

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

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

ACCESS AND TRANSPORT

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

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

STORMWATER

- 3.16 The stormwater management system will be designed and constructed to achieve hydraulic neutrality for a 1% annual exceedance period flood event, including allowance for climate change impacts.

3.17 The stormwater management system will utilise a treatment train approach to collect stormwater from hard surfaces (including rooftops and roading) and convey flows to adequately sized treatment and attenuation facilities. The treatment system will be designed and constructed to ensure water quality in riparian and wetland receiving environments is maintained or enhanced relative to pre-development conditions.

WATER SUPPLY & WASTEWATER

3.18 A new water supply source will be required in order to service the total residential and non-residential development anticipated in the Development Area. This will entail either a new pipeline connection to the existing Kaikoura township supply or a new groundwater supply source within the Development Area, including associated treatment facilities.

3.19 New water supply storage will be required in order to service the total residential and non-residential development anticipated in the Development Area and to ensure sufficient firefighting storage volumes are provided. Additional storage will be provided via a new reservoir, with additional on-site storage solutions also being available.

3.20 Wastewater from individual allotments will generally flow via gravity, before being collected at one or more pump stations within the Development Area and ultimately discharged to the wider Council reticulated network. In order to service the total residential and non-residential development anticipated in the Development Area, a new standalone or 'in series' pump station will be established in the Greenlane Area. The new pump station will ultimately connect to an existing rising main before discharging to an existing pump station in Ludstone Road.

3.21 The timing of the new water supply source, water storage reservoir and wastewater pump station will be confirmed in future subdivision stages, noting that demands will be determined by the progressive staging and development of residential and non-residential activities across the Development Area as a whole.

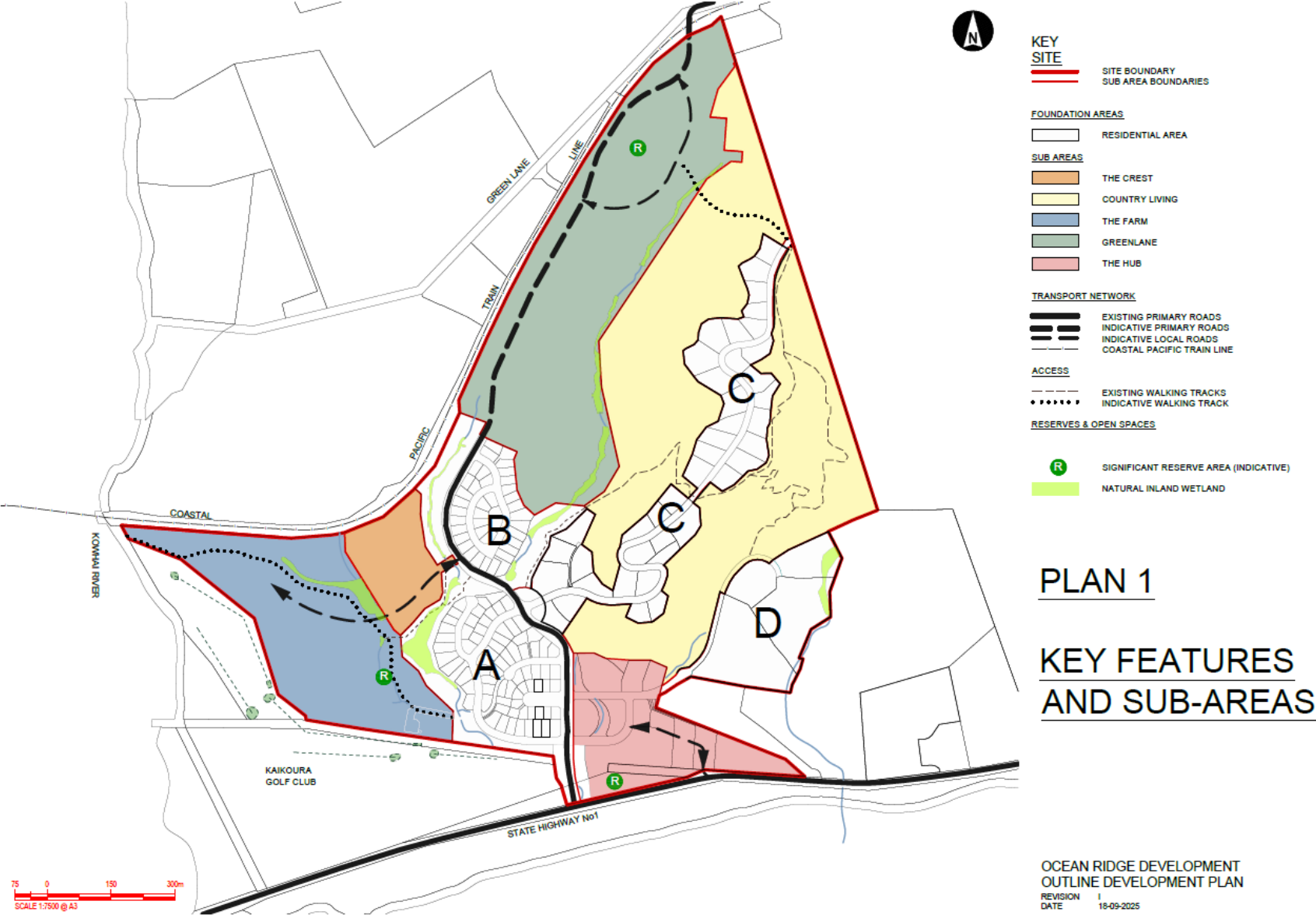
LAND STABILITY AT THE HUB AREA

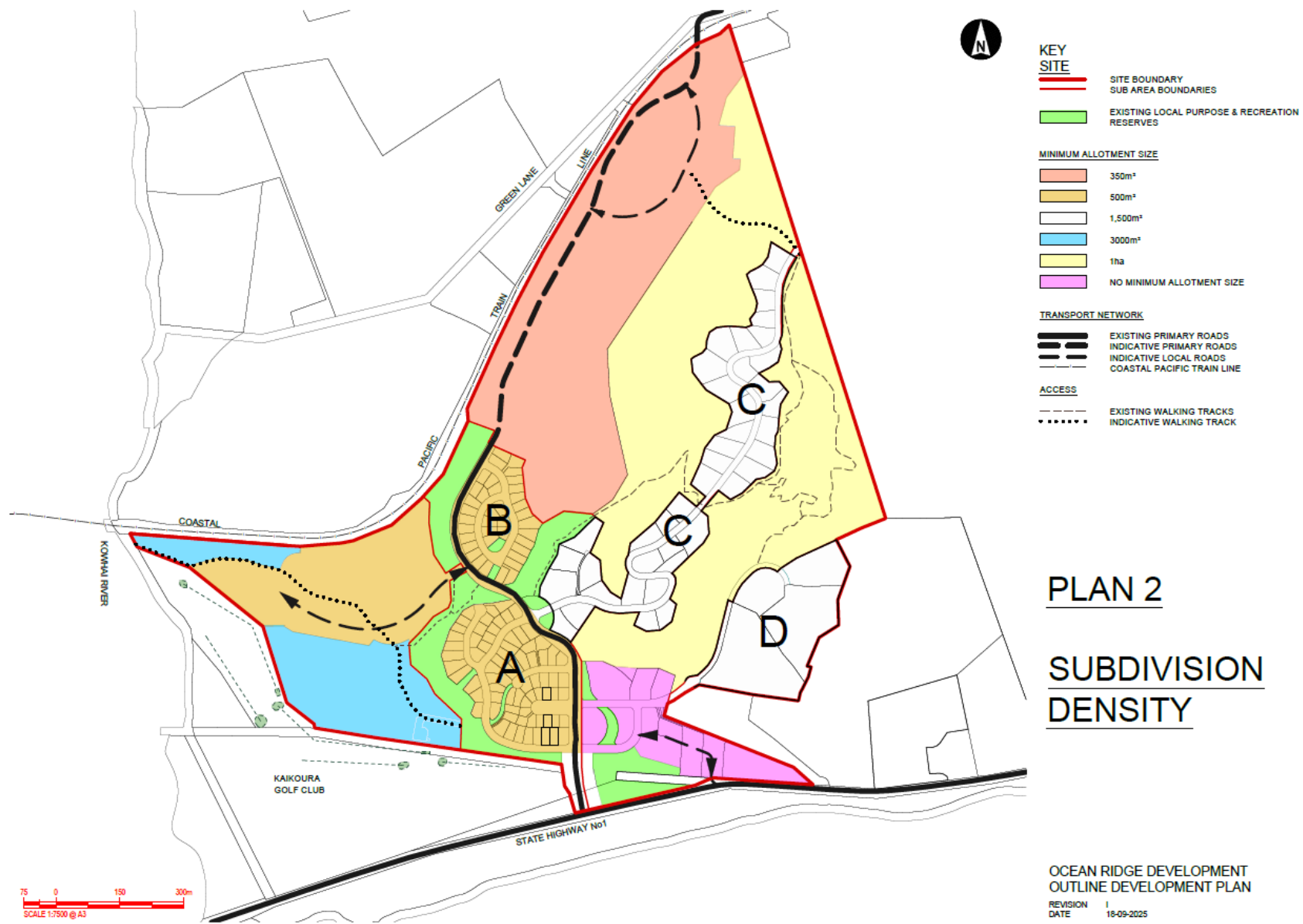
3.22 Any earthworks activities exceeding a maximum depth of 0.5m in the 15m building height area in the Hub Area as shown on Outline Development Plan 4 will be designed by, and carried out under the supervision of, a suitably qualified geo-professional to ensure risks from land instability, including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

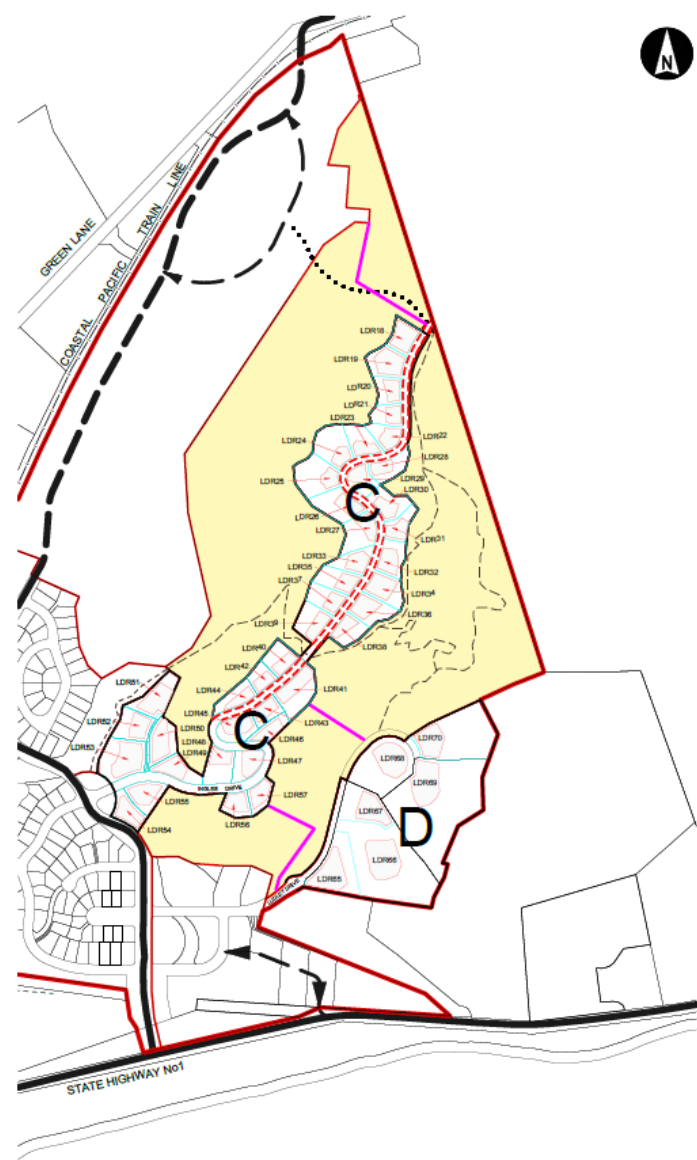
4.0 OUTLINE DEVELOPMENT PLAN MAPS

4.1 The attached maps comprise the following:

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







KEY SITE

SITE BOUNDARY
SUB AREA BOUNDARIES

FOUNDATION AREAS

AREAS C & D

SUB AREAS

COUNTRY LIVING

TRANSPORT NETWORK

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

ACCESS

EXISTING WALKING TRACKS
INDICATIVE WALKING TRACK

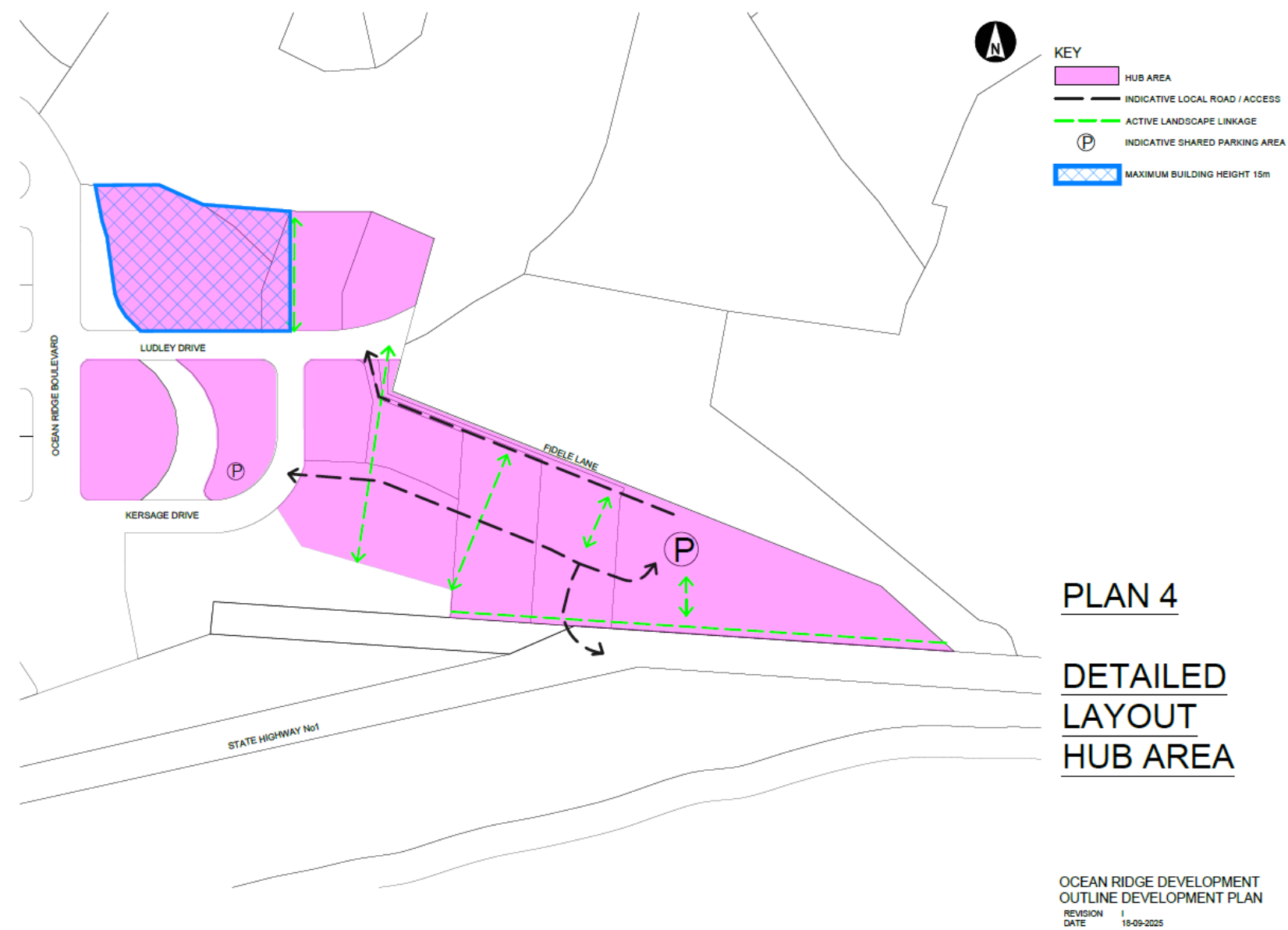
DETAILED LAYOUT - EASTERN SUB-AREA

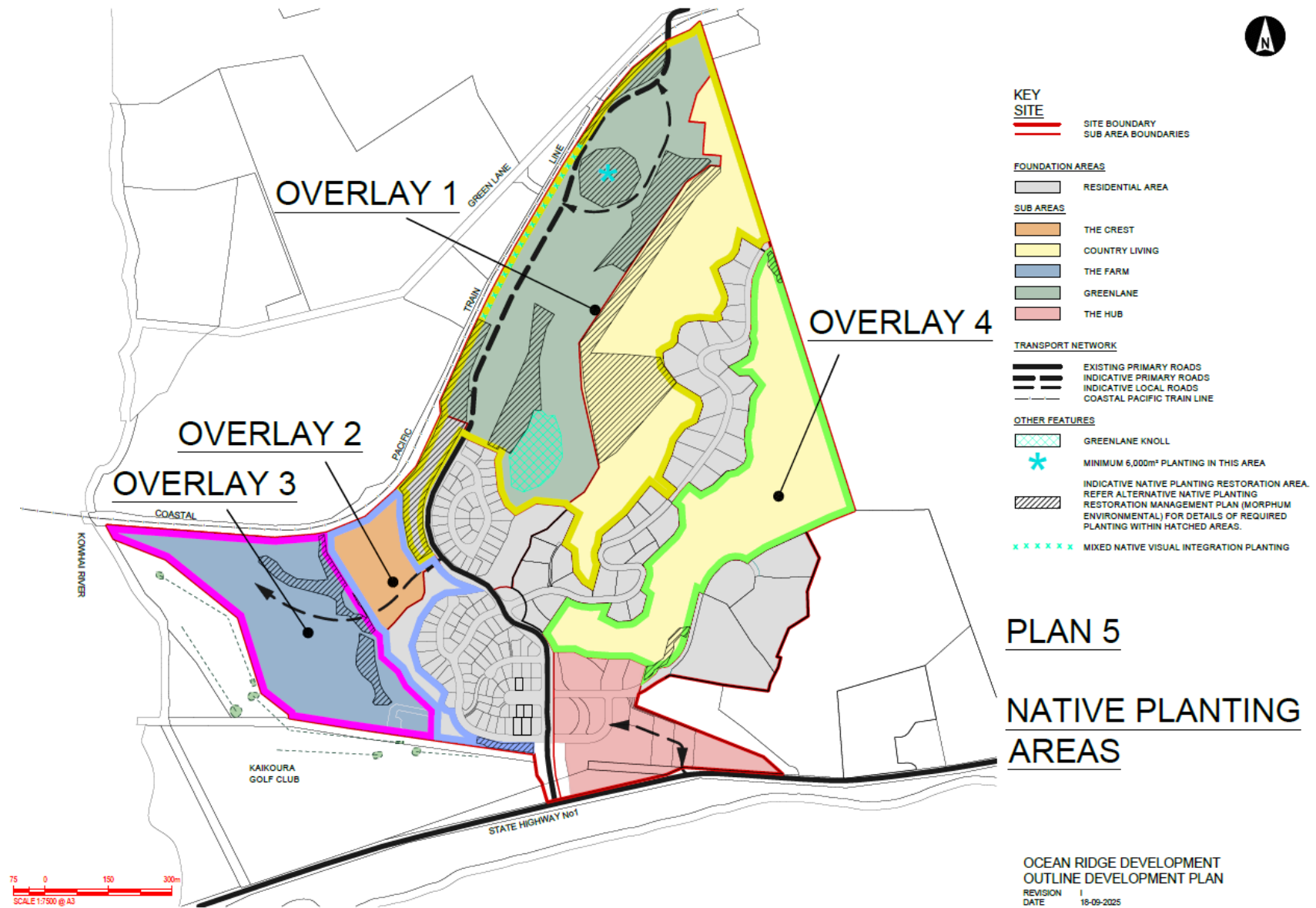
INDICATIVE COUNTRY LIVING ALLOTMENT BOUNDARIES
LOW DENSITY RESIDENTIAL ALLOTMENT BOUNDARIES
LOW DENSITY RESIDENTIAL AREA BOUNDARIES
RESIDENTIAL NATIVE PLANTING AREAS
CURTILAGE AND BUILDING AREA
5m (min)
LDR 18 LOW DENSITY RESIDENTIAL SITE NUMBER
ROAD CARRIAGEWAY
ROAD SIDE NATIVE PLANTING

PLAN 3

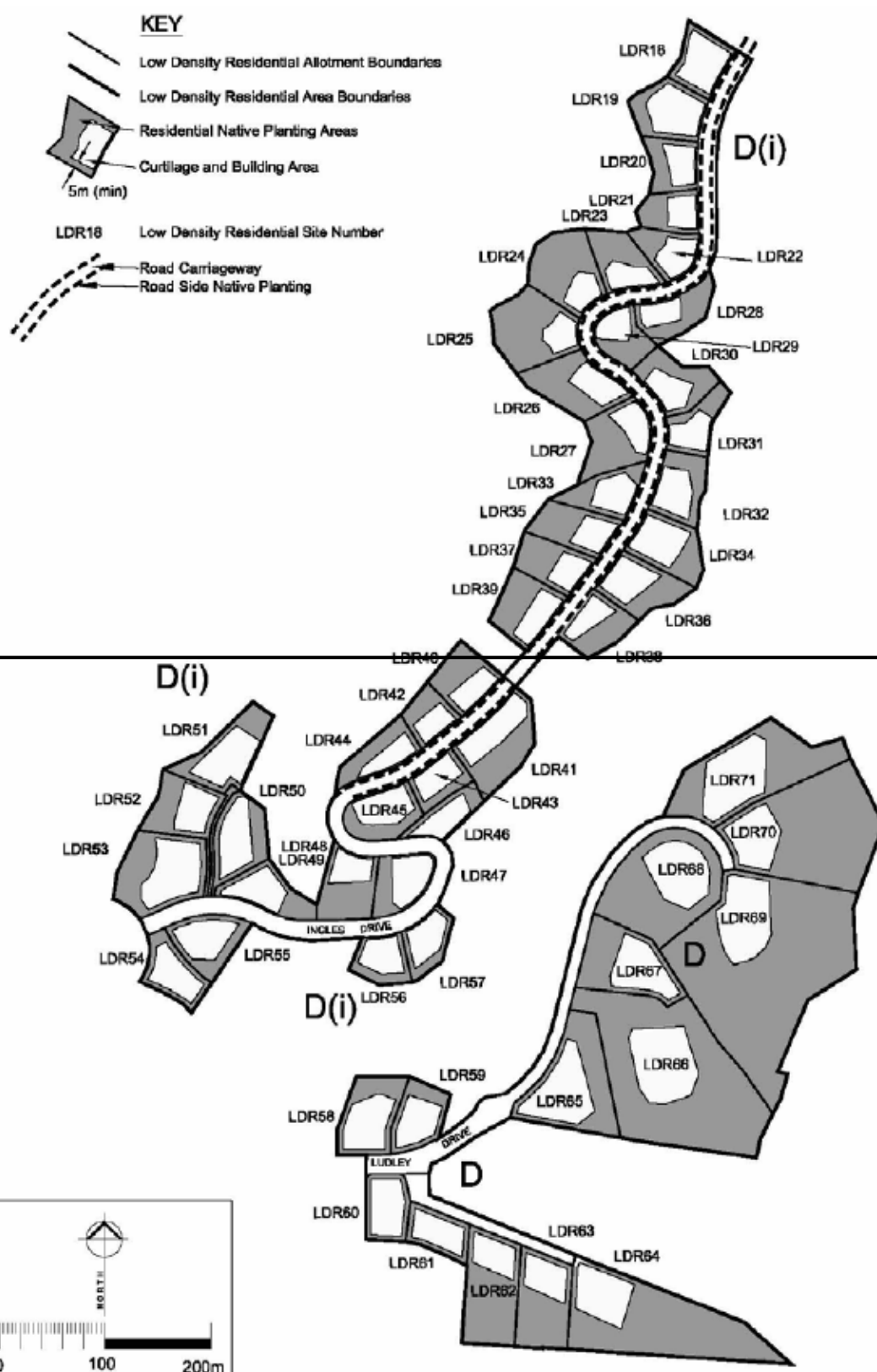
**DETAILED LAYOUT
EASTERN
SUB-AREAS**

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





Appendix 2: Area D Layout Plan



Appendix 2 – Recommendations on Submissions

Submitter name	Submitter number	Support/op pose/ support in part	Relief sought	Reason for submission
Tim and Aileen Blake WITHDRAWN	1	Oppose	N/A	N/A
Richard Watherston	2	Support	Retain as notified.	Accept
Fraser Ibbotson	3	Support	Retain as notified.	Accept
Terence Rath	4	Support	Retain as notified	Accept
Ross and Sally Wright WITHDRAWN	5	Support in Part	N/A	N/A
Tom Robertson – Stoke Homes	6	Support	Retain as notified.	Accept
Leigh Harris	7	Support in part	Approve Plan Change 6 in principle, subject to any refinements necessary to ensure high-quality urban design, integrated transport outcomes and appropriate staging of infrastructure.	Accept (on the basis that the provisions have been refined through the hearing process)
Tony Rigarslford	8	Support	Retain as notified	Accept
Mitchell Bax	9	Support	Retain as notified.	Accept
Ashlee Hamilton	10	Support	Retain as notified.	Accept
Floyd Hamilton	11	Support	Retain as notified.	Accept
Kevin Rigarslford	12	Support	Retain as notified.	Accept
Matthew Campell	13	Support	Retain as notified.	Accept
Mark Jensen	14	Support	Retain as notified.	Accept
Melanie Campell	15	Support	Retain as notified.	Accept
Keely Drain	16	Support	Retain as notified.	Accept
Nadia Melanie Smith	17	Support	Retain as notified.	Accept
Ross and Sally Wright WITHDRAWN	18	Support in part	N/A	N/A
NZ Transport Agency Waka Kotahi	19	Neutral	The submitter generally supports the provisions associated with when the Green Lane overbridge is required and the provisions associated with indoor noise requirements. Additionally, the submitter seeks for requirements to be included to ensure that if the left-out connection to SH1 is to proceed then NZTA requirements will need to be met and designed by a suitably qualified person and will need to undergo a safety audit prior to construction and operation.	Accept (on the basis that the submitter has confirmed they are in agreement regarding the PC6 provisions).
Heather Clelland WITHDRAWN	20	Oppose	N/A	N/A
Ben Cooper	21	Support	Retain as notified.	Accept
Fire and Emergency New Zealand	22	Support in part	Add a new matter of control as follows; 6. Water supply i. The supply of potable water in any zone from a reticulated water supply system, which is not owned by the Council, or where no reticulated supply is available. ii. The supply of potable water in any zone, where a Council reticulated system does not have sufficient capacity iii. Water supplies for firefighting purposes X. For subdivision in the Ocean Ridge Development Area, firefighting water supply (whether supplied via the public reticulated water supply system, or where no reticulated supply is sufficient or available) must comply with The New Zealand Fire Service Firefighting Water Supplies Code of Practice: SNZ PAS 4509:2008. This requirement applies to iv. The standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision	Reject

Submitter name	Submitter number	Support/op pose/ support in part	Relief sought	Reason for submission
			v. Any financial contributions required in respect of water supply vi. The quantity of water to be supplied vii. The need for potable water to be supplied or consent notices to be imposed in the General Rural Zone viii. The aesthetics and quality of potable water supplied.	
		Support in part	Add a new matter of discretion as follows: 2. Activity status: restricted discretionary Where: a. Compliance is not achieved with SUB-S1 to SUB-S910; and b. <u>The subdivision is not a discretionary activity under SUBR1.11.</u> Matters of discretion are restricted to: 1. The matters of discretion of any standard that is not met 2. The matters of control listed under SUB-R1(1) 3. 3. In the Ocean Ridge Development Area, whether any departure from relevant elements on Outline Development Plans 1-5 or relevant Development Requirements in DEV2- Appendix 1 results in similar or better environmental outcomes. 4. <u>The extent of consistency with the requirements of The New Zealand Fire Service Firefighting Water Supplies Code of Practice: SNZ PAS 4509:2008.</u>	Reject
		Support in part	Add a new matter of control as follows; 11. Vegetation and landscape i. The preservation of vegetation and landscape ii. The impact of the subdivision on the Rural Amenity and Landscape character iii. Any financial contributions that may be required to offset adverse effects on vegetation or landscape. iv. For subdivision in the Ocean Ridge Development Area the following matters relating to Restoration and Amenity Planting areas as identified and described in the Outline Development Plan at DEV2 Appendix 1: a. the location and total area of land to be subject to restoration and amenity planting; b. where any planting is proposed in alternate locations relative to the areas indicated on Outline Development Plan 3 or Plan 5 in DEV2- Appendix 1, whether a similar or better restoration or amenity outcome will be provided for; c. the species, density and grade of vegetation to be provided in areas dedicated to restoration and amenity planting; <u>x: how low flammability species have been incorporated into the planting plan, as far as practicable. Note: A list of recommended species can be found here: https://www.checkitsalright.nz/reduce-yourrisk/low-flammability-plants</u> d. requirements for monitoring, replacement, pest management and fencing; e. location of any pathways, bridges, furniture or other small structures to be established in restoration planting areas; and f. legal mechanisms required to provide for the ongoing protection and effective management of planting areas.	Reject
		Support	Add a new policy as follows; <u>Policy XX Servicing</u> <u>All development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</u>	Reject
		Support	Add a new standard as follows; <u>DEV2-SXX Water Supply</u> <u>1. All new development must be connected to a public reticulated water supply which achieves compliance with The New Zealand Fire Service Firefighting Water Supplies Code of Practice: SNZ PAS4509:2008.</u> <u>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service</u>	Reject

Submitter name	Submitter number	Support/op pose/ support in part	Relief sought	Reason for submission
			<u>provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory firefighting water supply can be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u> <u>Matters of discretion:</u> 1. <u>The extent of consistency with the requirements of with The New Zealand Fire Service Firefighting Water Supplies Code of Practice: SNZ PAS 4509:2008.</u> Or to similar effect. And any other consequential amendments required to give effect to this new standard.	
Mel Skinner	23	Support	Retain as notified.	Accept
Steve McGregor WITHDRAWN	24	Oppose	N/A	N/A
Gina Soloman	25	Oppose	N/A	Accept (on the basis that the submitter's position has changed to one of support)
Laurence Field	FS1	Support	N/A	Reject (on the basis that the further submission was in support of Ms Solomon's original position of opposing the plan change)
Canterbury Regional Council	26	Neutral	The submitter seeks that the concerns as detailed in the submission be addressed as part of the plan change.	Accept in part (on the basis that the flood risk provisions and modelling proposed by PC6 meet NPS-NH and CRPS requirements regarding hazard mitigation)
Nigel and Marieke Ross	27	Support	Retain as notified.	Accept
Jon-Paul Roberts	28	Support	Retain as notified.	Accept
Bryce Chapman and Emma Lindsay-Chapman	29	Support	Retain as notified, including the provisions that enable increased residential density, housing diversity, efficient infrastructure use, and the expansion of the Hub Mixed Use Area.	Accept

Report to:	Council	
Date:	26 August 2026	
Subject:	Report from the Chair of the Audit & Risk Committee	
Prepared by:	B Makin – Executive Officer	
Input sought from:	V Gulleford – Deputy Mayor and Committee Chair	
Authorised by:	W Doughty – Chief Executive Officer	

1. PURPOSE

The Audit & Risk Committee met on Tuesday 11 August 2026. The purpose of this report is to provide Council with an overview of key matters discussed, highlight emerging risks, and outline any recommendations arising from the meeting

<https://www.kaikoura.govt.nz/council/meetings-calendar-agendas-minutes>

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. KEY TOPICS DISCUSSED

Organisational Capacity and Delivery Risk

The Committee discussed Council's current workload and delivery environment, noting that a number of significant programmes are being progressed concurrently, including flood recovery, Long Term Plan development, HeadStart, audit preparation, ERP implementation, infrastructure projects, legal matters, and business-as-usual activities.

While Council remains in a sound financial position and compliant with LGFA requirements, the Committee noted that the key organisational risk is capacity and prioritisation rather than financial headroom. The Committee discussed the importance of ensuring critical work programmes can be delivered without creating additional operational or financial risks in the future.

Flood Recovery and Financial Implications

The Committee received an update on flood recovery planning and associated risks. Members discussed the scale of potential recovery costs, health and safety related repairs, and the ongoing assessment of damaged infrastructure.

It was noted that recovery cost estimates are continuing to be refined and that future Long Term Plan discussions may need to consider funding mechanisms, resilience investment, and the implications of rates capping on Council's ability to respond to significant natural events.

Audit Readiness and Annual Report Preparation

The Committee discussed preparations for the 2025/26 audit and annual report process, including Council's first annual audit following implementation of the Datascape ERP system.

Key areas of focus include the completion of asset information, performance reporting measures, asset revaluations, and sensitive expenditure controls. Additional approval processes have been implemented to strengthen oversight of credit card expenditure and support audit requirements.

HeadStart and Legislative Reform

The Committee considered the risks associated with the HeadStart process, including cost implications, resourcing requirements, governance considerations, and potential impacts on business-as-usual operations.

The Chief Executive also highlighted the uncertainty associated with wider local government reform and regional planning requirements. These reforms continue to have the potential to significantly influence future organisational planning and resource allocation.

Emergency Management and Organisational Resilience

The Committee discussed emergency readiness and noted that recent events have highlighted the importance of organisational preparedness and the limitations of a small workforce responding to significant emergency events.

Members were advised that proposed legislative changes are likely to place greater responsibility on councils across all aspects of emergency management, reinforcing the need for continued planning and resilience work.

Risk Management Reporting

The Committee reviewed the Risk Management Report and discussed the ongoing Waiau Toa / Clarence Valley access risk. It was noted that recent weather events have affected previously considered options and that further discussion will be required regarding future access arrangements and funding options.

The Committee also supported combining the Audit & Risk Agenda Report and Risk Management Report into a single report in future, while retaining the detailed Risk Register as a separate attachment.

4. SUMMARY

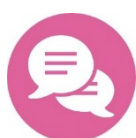
Overall, the Committee considers that Council remains financially stable and well positioned; however, organisational capacity, emergency readiness, flood recovery, legislative reform, and delivery of multiple significant work programmes continue to require close monitoring.

Key areas of focus for the coming period include:

- managing flood recovery costs and associated infrastructure risks
- ensuring audit readiness and successful completion of the Annual Report
- maintaining organisational capacity to deliver critical projects and business-as-usual activities
- progressing Long Term Plan development and HeadStart workstreams
- strengthening emergency management preparedness and organisational resilience
- monitoring legislative reform and its impacts on Council planning and operations.

5. COMMUNITY OUTCOMES SUPPORTED

The following community outcomes are supported:



Community

We communicate, engage and inform our community



Development

We promote and support the development of our economy



Services

Our services and infrastructure are cost effective, efficient and fit-for-purpose



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

Report to:	Council Meeting
Date:	26 August 2026
Subject:	Mayoral Update
Prepared by:	B Makin – Executive Officer C Morris-Oswald – Administration Support
Input sought from:	Mayor C Mackle
Authorised by:	W Doughty – Chief Executive Officer

1. EXECUTIVE SUMMARY

This report provides the Mayor's written update outlining recent activities undertaken in his official capacity. The purpose of this report is to keep Council informed of engagements, discussions, and meetings relevant to the governance and strategic direction of the district.

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. BACKGROUND

As part of Council's commitment to strong governance and transparency, written Mayoral updates are now provided as part of the formal agenda. This approach ensures consistent reporting, supports accurate record-keeping, and provides clarity on key activities and engagements undertaken by the Mayor on behalf of the Kaikōura community.

The update below outlines the Mayor's engagements for the reporting period. These updates do not require Council decision-making and are provided for information only.

4. MAYORAL UPDATE

This month has been focused on progressing discussions around the Government's Simplifying Local Government reforms, alongside continued engagement with our community.

A verbal update will be provided at the Council Meeting. The following engagements for the month are:

- **30 June** – Meeting with Marlborough District Council - Headstart Pathway
- **2 July** – SLG Canterbury Summit
- **3 July** – Headstart Catch-up, North Canterbury
- **6 July** – Canterbury Mayoral Forum - Simplifying Local Government
- **24 July** – Headstart Catch up with Marlborough District Council and Te Rūnanga o Kaikōura
- **7 August** – River Management Discussion with MP Stuart Smith and Environment Canterbury Representatives
- **10 August** – Hui with Te Rūnanga o Kaikōura

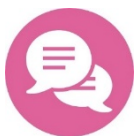
5. FOCUS FOR THE NEXT THREE MONTHS

The Mayor has a full schedule of regional and district commitments over the coming month. Key engagements include:

- **20 August** - Monthly hui with Te Rūnanga o Kaikōura (meeting with the Rūnanga Chair and representatives)
- **25 August** – NZTA Quarterly Catchup
- **27 August** – Civil Defence Emergency Management Joint Committee
- **27 – 28 August** – Canterbury Mayoral Forum Meeting
- **2 September** – Council Site Visits
- **7 September** – Kaikōura Community Op Shop Trust – Board Meeting – Council Representative
- **16 September** – Council Targeted Training Session

- **17 September** - Monthly hui with Te Rūnanga o Kaikōura (meeting with the Rūnanga Chair and representatives)

6. COMMUNITY OUTCOMES SUPPORTED



Community

We communicate, engage and inform our community



Development

We promote and support the development of our economy



Environment

We value and protect our environment



Future We work with our community and our partners to create a better place for future generations

Report to:	Council Meeting
Date:	26 August 2026
Subject:	Elected Member Updates
Prepared by:	B Makin – Executive Officer C Morris-Oswald – Administration Support
Input sought from:	Elected Members
Authorised by:	W Doughty – Chief Executive Officer

1. EXECUTIVE SUMMARY

This report provides the written updates submitted by Elected Members regarding their recent activities undertaken in their appointed roles on committees, organisations, and external bodies.

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. BACKGROUND

Elected Members are appointed to a range of committees, working groups, and external organisations as part of Council's governance responsibilities. These appointments support collaboration, strengthen community relationships, and ensure Council remains informed about matters affecting the district.

The written updates included in this report are provided for information purposes only and do not require Council decision-making.

4. ELECTED MEMBER UPDATES

For this meeting, written updates have been received from four Councillors. These updates are included below. Updates from the remaining appointed Members were not received at the time of agenda preparation.

The Mayor's update is provided separately within the agenda.

4.1 Councillor M Redwood

10 July: ECAN

- Assisting with locating and inspecting flood threatened assets in clarence area

29 July: CEO Performance Review (1)

5 August: CEO Performance Review (2)

11 August: Finance, Audit and Risk Committee

11 August: IWK Board

4.2 Deputy Mayor V Gulleford

30 June – meeting with Marlborough District Council re Headstart

1 July – PC6 Deliberations

6 July – Canterbury Mayoral Forum online re Headstart

7 July – Making Good Decisions training partial, to complete 24 September

13 July – Flood event briefing

17 July – PC6 Deliberations

22 July - Audit and Risk pre meeting with Pete and Cherie

22 July - CEO Review

27 July - Canterbury Mayoral Forum online

29 July – Council meeting

3 August - Housing Forum

5 August – Extraordinary Meeting and CEO Review

6 August – Long Term Plan workshop

11 August - Audit and Risk Committee

19 August - Long Term Plan workshop

26 August – Council meeting

Discretionary Grant Update – Croquet Club

Following the presentation at last month's public forum, the Croquet Club provided a letter and supporting documentation outlining its operational expenses. The evidence demonstrated a range of general operational costs, excluding rates.

Council was generally supportive of the request but noted that funding for power costs is no longer required following the Club's connection to the Sports Hub. As such, Councillors suggested that the grant be redirected toward alternative eligible operational expenses.

I am therefore happy to recommend that the approved discretionary grant be reallocated to cover the Club's general operational expenses, as demonstrated in the supporting documentation, excluding rates.

4.3 Councillor K Heays

In addition to the usual (and sometimes - unusual) community conversations, I attended the Ageing well monthly meeting - this time held at the Kaikōura Health centre where we all were introduced to the new Manager.

On that note- have we and /or can we formally acknowledge the role and workload of Angela. Noting that she has been there from the beginning, through some horrific event times and has dealt with a broken national health system (my view) keeping this community always at the heart of what she has done.

The meeting was attended by the committee along with Health Funders from Ageing Well Being services, Access Home Health and Nurse Maude Manager from Blenheim.

Nurse Maude is new to KK and intends to set up a local provider service with Admin etc coming from Blenheim.

Access HH funding is now bulk funded as opposed to case-by-case funding.

Little progress with Abbey Fields but we are persevering-the conversation tends to centre around land and money - like most things!

The construction phase for the new Wolfbrooke development has begun - in fact begins at 7am each day!

17th August - Attended the Te Korowai AGM and monthly meeting discussion to note are:

- From MPI.
 - Crays. pleased with support of halt by commercial and charters
- Paua
 - Quiet and good compliance over winter.
 - Doubt around researchers' Paua loss from recent river flooding.
 - Shore based northern signage vandalised.

Comms and Community

- Need seen for more Comms around closures next year.

- Date distributed by researchers/agencies from Commercial and Charters catch under question.
- Whale Day success. Including attendance and feedback quality.

Commercial discussion and further work to ascertain rules etc around paua shells as a fundraising tool.

Disappointment noted again of TRoK not supporting World Heritage status application for shortlisting.

Funding for TK continues to be an issue.

5. COMMUNITY OUTCOMES SUPPORTED



Community

We communicate, engage and inform our community



Development

We promote and support the development of our economy



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

Report to:	Council
Date:	26 August 2026
Subject:	CEO Monthly Report
Prepared by:	W Doughty - Chief Executive Officer
Input sought from:	
Authorised by:	W Doughty - Chief Executive Officer

1. PURPOSE

To provide the Council with an update on major work streams and other CEO activities.

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. COUNCIL ACTIVITY – KEY FOCUS AREAS

Overview

The months of July and August were dominated by the emergency response and subsequent recovery to the extreme weather event and preparation of the joint Head Start proposal with Marlborough District Council although multiple other workstreams are also progressing alongside those.

A high-level summary of the immediate response to the extreme weather event was provided to Councillors at the July meeting and a separate recovery report included this month. Work since then has focused on better defining the Council infrastructure recovery work required and mechanisms for procurement and funding. A series of work packages is being developed, scoped and costed to present to NZTA for emergency funding consideration. The outcomes of this work will also be helpful to inform the LTP infrastructure strategy work if any long-term solutions or bridge replacements that may be required. An Expression of Interest is currently in the market on GETS for contractors to register their interest in delivering the work and this closes on the 25th August. The intention will be that the approved contractors would be used in a panel framework so that work packages can be allocated. This procurement approach has been supported by NZTA. In the wider recovery space support for those affected is ongoing especially with regard to coordinating with various recovery agencies to potentially access funding and wider support. A total of \$50,000 has been received from government for the Mayoral Relief Fund. Allocation of this funding will be undertaken in August. We are acutely aware that the cost to individuals and businesses has been significant and that the Mayoral relief fund will not provide any real financial relief or compensation and so effort is being put in to find other ways to support e.g. physical clean up works such as Taskforce Kiwi and the Student Volunteer Army. Coordination is also ongoing with Environment Canterbury with regard to their recovery works. A lessons learnt debrief has also been undertaken for the immediate response. The results are currently being collated and will be used to inform future areas of focus in our emergency management programme. The results will also be shared with Canterbury Group.

Our joint Head Start proposal with Marlborough District Council (MDC) was submitted to government on the 10th August and we are awaiting feedback by the end of September. If we are successful with getting through to the next stage for detailed design, there will be considerable work required in the final quarter of 2026. We are working with MDC to further define what specific resources and funding will be required. There were very limited additional costs for preparation of the Head Start proposal due to the use of internal resources to this point. Across the country a total of 18 Head Start proposals were submitted with a total of 5 from Canterbury. A link to all the Head Start proposals on the LGNZ website is included below.

<https://www.lgnz.co.nz/policy-advocacy/headstart-proposals/>

A paper regarding the regional spatial plan work proposed for Canterbury is also included in the agenda. We have indicated that if our Head Start proposal is successful then we will be focusing on a regional spatial planning process with Marlborough rather than Canterbury, despite the current legislative requirements if the new RMA reform bill is approved in August. Our recommendations in the spatial planning paper are worded accordingly.

A number of other significant workstreams are also progressing. The PC6 Ocean Ridge Plan change is on the agenda for Council approval. This has been an extensive piece of work and if approved would have been processed in under 12 mths from submission despite several minor challenges along the way. Question marks remain around the next stages of physical delivery of the IAF project as we are still awaiting approval of a remediation plan submitted to NIFFCO on 1st April 2026. Work has been progressing with regard to the detailed design for the bridge and roading for the transport project as well as procurement processes for the earthworks contract. Approval on both contracts is reliant on the outcomes of PC6, approval of the remediation Plan by relevant Ministers and most importantly for Council, mitigation of the cashflow risks for Council as indicated in the remediation plan. Council is not in a position to enter into significant construction contracts without those risks being appropriately mitigated by both NIFFCO and the developer, especially given the financial impacts of the recent extreme weather event.

We are still awaiting a formal outcome of our application to the International Visitors Levy fund made earlier this year, but I hope to have notification from MBIE in the next few weeks. MBIE is currently consulting on a revised IVL investment framework that will provide some greater clarity around eligibility and process as well as outlining key steps and timeframes for decision making. Once finalised, this framework would apply to projects for consideration from 1st July 2027.

Event planning is underway for the 10year anniversary of the earthquake in November 2026. A small group within the community are coordinating an events plan for the day and details will be shared over the coming weeks. The key focus is to not only to remember the event but also to celebrate the resilience of the community and what has been achieved since then. Council has allocated a budget of up to \$10,000 in this year's annual plan to help support the event.

Key meetings

In early August I attended the Canterbury Mayoral Forum Chief Executives meeting with the agenda dominated by Head Start, Regional Spatial planning and Canterbury Water Management Strategy. I also chaired the quarterly Civil Defence and Emergency Management Coordinating Executive Group meeting. The annual Emergency Managers conference for Canterbury was held in Kaikōura this month, but I was only able to briefly attend. There were good discussions around what the future for emergency management could look like for the region with the new Emergency Bill and Simplifying Local Government reforms with a view that this can be shared at the CEG and Joint Committee level. It will be vital that emergency management is at the forefront of thinking as any transition plans around local government arrangements progress.

MP Stuart Smith also held a river management meeting in Kaikōura this month to discuss the issues associated with the most recent weather event and wider long-term management issues. The event was well attended by a number of agencies. The intention is to try to identify solutions and any roadblocks relevant for the specific issues experienced in Kaikōura, but also at a national level.

The Mayor and myself will be attending the next CMF and other regional meetings on August the 27th and 28th.

Council Team

It is pleasing to note that we have had a number of new starts over the last few weeks and months. The finance team are now more resourced with Marion Seyb and Ella Robinson joining the team to assist with the annual report/audit and finance administration. The library has also had a couple of new starts in Karina Williamson and Vivienne Smart. Petra Jellyman has joined us as the new Community Development and Events Officer. Mark Tambisari from front of house will be joining the Regulatory team and supporting our alcohol licensing and wider compliance work and eventually become an Environmental Health Officer. Jacqueline Baker has also joined the executive team as Senior Manager Operations on a fixed term contract for 18mths to help provide some support to the operations teams as well as some executive level support to some of our strategic pieces of work.

It is really great to see James Prentice back in the office on light duties following his recent accident. He is anticipated to make a full recovery which is just fantastic. He will be focusing on getting the new roading contractor up and running and as well as developing the KDC roading programme for the regional land transport programme bid and our Infrastructure Strategy for the LTP.

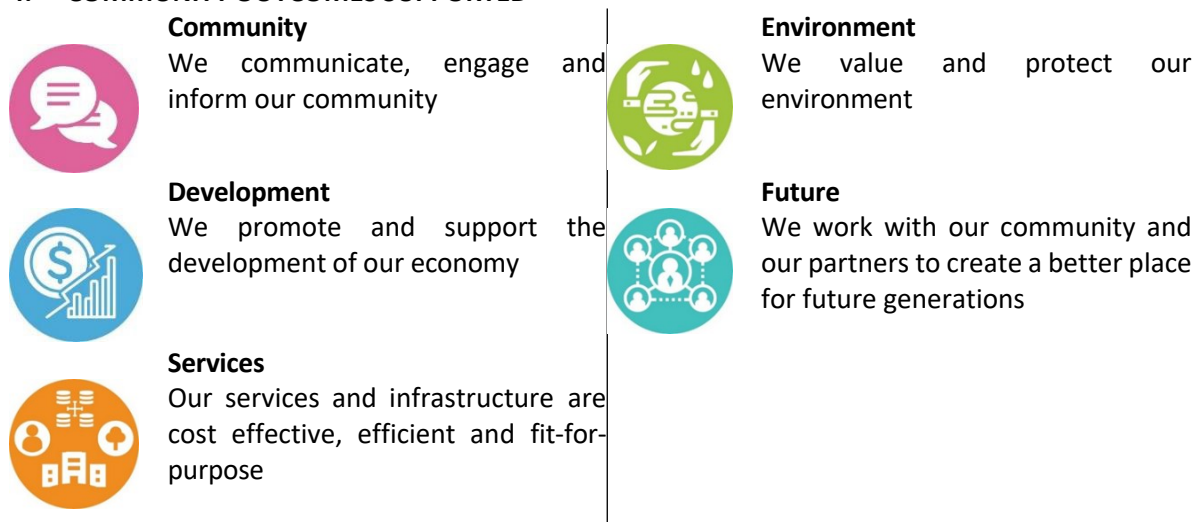
We are completing our process of performance reviews for the year and setting objectives for everybody for the coming year. We are also about to complete a job sizing exercise and strategic pay review. All of this will feed into the annual remuneration review process.

In August we were able to get all the team together for a Mid-Winter meal with the theme inspired by Marlborough.

Focus areas for the next three months

- a) Long term Plan progress
- b) Head Start initiative – detailed design
- c) Wakatu Quay joint venture

4. COMMUNITY OUTCOMES SUPPORTED



Report to:	Council
Date:	26 August 2026
Subject:	Operations Team Monthly Report
Prepared by:	Operations Team
Input sought from:	M Russell – Facilities Manager J Prentice – Roothing Engineer L Te Moananui – Operations Administrator
Authorised by:	W Doughty – Chief Executive Officer

1. PURPOSE AND ORIGIN

This report provides an overview and status update on works and services activities.

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. GENERAL

During July 2026, operational activity was dominated by the significant rainfall event experienced on 6 and 7 July, alongside the transition to a new roading maintenance contract, preparation of Council's National Land Transport Programme (NLTP) funding bid, and the continued delivery of key infrastructure and community facility projects.

Within the roading activity, priority was given to emergency response and recovery works following the July storm event. Immediate works successfully restored access to affected communities, and a full network inspection was completed to identify damage across the roading network. Recovery work packages are currently being developed to support funding applications to NZ Transport Agency Waka Kotahi (NZTA). In parallel, Council completed the procurement process for its new Roothing Maintenance Contract, with a preferred contractor identified and contract establishment activities now underway. Downer concluded its role as Council's roading contractor at the end of July after ten years of service. Progress was also made on the Scarborough Street footpath renewal project, although works have been temporarily paused while storm recovery activities remain the primary focus.

Planning activities have also been significant during the period, with the review of the Roothing Activity Management Plan and development of Council's NLTP funding submission. These strategic documents will support infrastructure investment and maintenance priorities over the coming funding period.

Across parks, reserves and community facilities, routine maintenance programmes continued, including vegetation management, playground maintenance, and facility upgrades. A major milestone was achieved at Pōhowera Park with the first community planting day held on 14 August, attracting strong public participation and resulting in approximately 300 plants being established. Improvements were also completed at West End, including the installation of a new drinking fountain and replacement of several handrails, while maintenance and repair works continued across Council-owned facilities and public toilets.

Within the harbour area, staff have continued clean-up operations following the flooding event, removing debris from the slipway and harbour facilities. Further maintenance works on the jetty and slipway are planned as operational demands allow.

Solid waste operations saw the installation of a new polymer machine at the recycling centre, with planning underway for construction of the new pole shed. Compliance challenges remain at the closed Clarence and Kekerengu landfill sites, where Environment Canterbury has requested additional groundwater monitoring infrastructure. Staff are currently investigating the most practical and cost-effective solutions to address these requirements.

Health and safety performance remained positive during the reporting period, with no significant incidents reported. Overall, the Operations Team remains focused on storm recovery, contract transition activities, infrastructure planning, and the continued delivery of essential services and community assets across the district.

Service Requests and Applications

Period – July 2026			
Service Requests			Currently Open
Type Subtype	Routine	Urgent	
Streetlights	1		1
Road - general	10		6
Public toilets	7		0
Parks and Reserves vegetation	1		1
Graffiti			
Signage	1		1
Footpaths	1		0
Illegal Dumping			
Park maintenance	2		2
TOTAL	23		11

W&S Applications	Approved
Traffic Management Plans	
Corridor Access Requests	
Overweight Permits	
Before U Dig Permits	9
Vehicle Crossing	
TOTAL	

1.1 ROADING

Road Maintenance Contract

Due to the weather event in July this report covers the works completed in June and July.

The works completed in June targeted drainage-based works while July was dominated by the rain event.

There has also been a lot of behind the scenes works being completed with the new roading tender and the renewal of the AMP and NLTP funding bid

Focus Areas for the next 3 months:

- Post Tender evaluation of the roading contract
- New contract formation
- Downer contract hand over
- Constructing the footpaths renewals on Scarbrough St.
- Post rain event recovery
- Activity Management Plan
- National Land transport Fund (NLTP) bid

Footpath renewals

No change on the budget constraints, Nigel Ross Contracting has started on the Scarborough St footpath completed the retaining structure and excavating out the area with some sections ready for asphalt.

This project has been put on hold while the recovery works are being completed.

Streetlighting

The node install is 100 % complete and the remaining faults have been fixed.

During this process other minor faults have been identified, and a new programme is being formed.

Roading Maintenance Contract

New Contract

The new roading contract closed on the 10th of June, with the evaluation now having a preferred contractor.

Further detail is in another report.

Hand Over

Downer's time as the roading contractor officially ended at the end of July. They had been the contractor for the previous 10 years. During the last 3months they had been operating under a reduced scope while the tendering of the new contract was undertaken.

During the handover process all of the KDC assets have been returned, all defects closed out and a final close out report is being formed.

LTP and NLTP programme

The new national land transport fund bid is due late August. As part of this KDC is renewing the activity Management Plan (AMP) this acts are the business case for the funding bid.

The initial draft numbers can be seen below. Based purely on inflation from 2024 to 2027 there should be an approximate 10% increase in costs based on a 3.3% increase per year, currently there is a 15% proposed increase which is an increase above inflation of \$500,000 over the previous three years bid.

This comes down to targeted changes within certain funding categories the three biggest being:

- Sealed pavement maintenance increase \$474,000
- Network and asset management increase \$240,000
- Minor Events increase \$180,000

Note these are the combined three difference from the last NLTP and are no guaranteed and still need to align with the LTP. There is no indication that NZTA will fund to these agreed levels and during the last NLTP they only funded 80% this KDC agreeing to top up the remained with local share.

Recommended Programme 2027-2030										
Activity Code	Activity	2025 Budget (Year 1)	2026 Budget (Year 2)	2027 Budget (Year 3)	2028 Budget (Year 4)	2029 Budget (Year 5)	2030 Budget (Year 6)	2031 Budget (Year 7)	2032 Budget (Year 8)	Percentage Change
1.1.1	Sealed pavement maintenance	252,000	272,000	292,000	312,000	332,000	352,000	372,000	392,000	75%
1.1.2	Unsealed pavement maintenance	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	35%
1.1.3	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.1.4	Minor events	50,000	55,000	60,000	65,000	70,000	75,000	80,000	85,000	35%
1.1.5	Network and asset management	200,000	210,000	220,000	230,000	240,000	250,000	260,000	270,000	25%
1.2.1	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.2	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.3	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.4	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.5	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.6	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.7	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.8	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.9	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.10	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.11	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.12	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.13	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.14	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.15	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.16	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.17	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.18	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.19	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.20	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.21	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.22	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
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1.2.24	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.25	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.26	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.27	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.28	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.29	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.30	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.31	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.32	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.33	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
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1.2.35	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
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1.2.42	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
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1.2.50	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.51	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
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1.2.61	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.62	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.63	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
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1.2.67	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.68	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.69	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.70	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.71	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.72	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.73	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.74	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.75	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.76	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.77	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.78	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.79	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.80	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.81	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.82	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.83	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.84	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.85	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.86	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.87	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.88	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.89	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.90	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.91	Network and asset management	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	25%
1.2.92	Network and asset management	100,000	105,000	110,0						

Rain event

During the 6th and 7th of July KDC experienced a very heavy rain event. The works have been split into two phases initial response and recovery. The initial response works have been completed with the goal to regain access to the cut off communities. Since then, a full network inspection was undertaken to establish the scope and scale of the damage. This has been used to form work packages and help with the NZTA funding bid.

The aim of this is to be able to get bespoke funding to help cover the cost of the event.

A ROI was put out onto GETs to get a list of contractors and their capabilities once shortlisted we can then assign work packages to them.

We are currently still in the process of submitting the funding request to NZTA for approval.

4. SOLID WASTE, PARKS RESERVES AND PROPERTIES

Parks and Reserves

Staff are working on the winter maintenance, weed control, playground maintenance including soft fall area top ups, rubbish bin refurbishment and general facility maintenance.

Vegetation clearing and tree maintenance along the Link Pathway and Churchill Park.

Pohowera Park

Drone spraying was completed a few weeks ago and work was completed on enhancing the Cycle track on the boarder of the Pohowera Park. The first planting day was held on the on Friday the 14th and was a huge success with around 30 people turning up to be part of the of the first planting. Several of the attendants indicated wanting to be part of future planting days. Around 300 hundred plants were planted. These were a mix of seedlings from the park, some purchased locally and donated plants from Eco Zip. A morning tea was arranged which was provide by Lynette and Denis Burman. The next day of planting is planned for the second week of September

Facilities / Public Toilets

Repainting and some minor repairs of the Gooches Beach toilet have started as weather allows. The Civic Building has had the Spouting cleaned and the first of two sprays for moss removal from the roof was completed. An inspection and risk assessment of the building was completed by our insurance broker Marsh. This highlighted some areas where we could make some improvements and these are underway.

Harbour

We continue removing debris from the slipway due to the recent flooding. With a quieter time of year at the South Bay harbour, we will resume work on the jetty and slipway area.

West End / Town Centre

The new drinking fountain has been installed in the West End and several of the Handrails have been replaced on the walking bridges and pathways. The screen has arrived for the front of the West end toilet block and will be install in the coming weeks.

Solid Waste

The Polymer machine has arrived and been installed. Pricing is underway for the construction of the Pole Shed and it is planed that work will start on the construction early next month. The closed landfills in Clarence and Kekerengu continue to be a problem. ECAN have requested new bores be implemented. Staff are currently working on the best options for this issue.

Focus Areas for the next 3 months:

- Pohowera Park project
- Garden maintenance

- Recycling centre Pole Shed
- ECAN abatement notices



5. COMMUNITY OUTCOMES SUPPORTED

The outcomes below are being supported.



Community

We communicate, engage and inform our community



Environment

We value and protect our environment

**Development**

We promote and support the development of our economy

**Services**

Our services and infrastructure are cost effective, efficient and fit-for-purpose

**Future**

We work with our community and our partners to create a better place for future generations

Report to:	Council	
Date:	26 August 2026	
Subject:	Recovery Status Update - July 2026 Flood Event	
Prepared by:	J York – Regulatory Manager	
Input sought from:	CDEM Group, J York - Recovery Manager	
Authorised by:	W Doughty – Chief Executive Officer	

1. SUMMARY

Recovery remains an active operational programme, not a completed clean-up. The district continues to manage damaged infrastructure, residual landslide and flood risk, community and rural support, economic impact assessment, funding and claims, stakeholder coordination, evacuation planning and preparedness communications. The core local recovery function is being carried by two officers who also retain their substantive regulatory roles.

2. RECOMMENDATION

It is recommended:

- a) That Council receives this July 2026 Flood Recovery Update.
- b) That Council notes the local transition period has been extended to 12.00 pm on 7 September 2026, reflecting the need to retain recovery coordination and powers while residual hazards are managed.
- c) That Council records its appreciation to the New Zealand Government, the National Emergency Management Agency and the Hon Mark Mitchell, Minister for Emergency Management and Recovery, for the \$50,000 contribution to the Kaikōura Mayoral Relief Fund and ongoing support.
- d) That Council notes the financial impacts on local businesses, rural operators and the visitor economy are still being assessed and that a final district-wide economic impact figure is not yet available.
- e) That Council notes the capacity and continuity risks created by the core local recovery programme being delivered by one Recovery Manager and one Recovery Administrator, both of whom retain substantive Regulatory Services responsibilities.

3. CURRENT RECOVERY POSITION

The immediate life-safety phase has eased, several access and water issues have improved, and the two initially red-placarded homes were subsequently cleared. However, recovery is still active because the consequences are broader and longer-lived than the initial response. NEMA's national guidance defines recovery across emotional, social, economic and physical wellbeing and states that recovery should be comprehensive, participatory and appropriately resourced.

For Kaikōura this means the programme must continue to connect technical infrastructure work, community support, funding, business impact, preparedness and public information. No single workstream can be closed in isolation because access, wellbeing, business confidence, funding and future hazard readiness are closely linked.

Impact area	Recorded position	What this means for recovery
People and property	Approximately 60 households/businesses evacuated; 3 primary residences and 9 outbuildings damaged; 22 residents received welfare assistance; 2 red and 4 yellow placards were issued.	Ongoing contact, welfare referral, housing follow-up, insurance and relief-fund navigation, and monitoring of delayed needs.

Transport and access	Six roads experienced closures or restrictions and five bridges sustained damage. Inland Road and Puhi Puhi access were affected.	Long repair horizons, resident and rural access issues, safety messaging, contractor coordination and inter-agency dependencies remain.
Three waters and public health	Water and wastewater systems were disrupted, including boil-water notices, source-water quality issues and wastewater overflow impacts	Network monitoring, resilience planning and clear public-health communications remain part of the recovery picture.
Financial scale	Immediate response costs were about \$20,000; make-safe works exceeded \$200,000; KDC infrastructure repairs were estimated above \$5 million; ECan works above \$20 million.	The estimates are preliminary. Funding eligibility, evidence, procurement, cash flow, claims and long-term affordability require sustained oversight.

4. ACTIVE RECOVERY WORK PROGRAMME

The table below summarises the core work that is continuing or being developed. It is a practical work programme rather than a list of every conversation, enquiry, field visit, email, meeting or document required to keep each workstream moving.

Workstream	Status	Current activity	Immediate next focus
Governance, reporting and records	Active	Maintain the live recovery register, actions, risks, decisions, agency updates, meeting rhythm and elected-member reporting.	Consolidate a single source of truth and maintain evidence suitable for audit, funding and future reviews.
Infrastructure and access	Active	Coordinate with KDC operations, contractors, KDC-Huruni water services, ECan, NZTA and KiwiRail; track roads, bridges, river works, water and wastewater impacts.	Confirm repair scope, priorities, dependencies, costs, approvals, procurement and forecast completion dates.
Welfare, housing and community	Active	Continue contact and referral pathways for affected households, rural residents and people with delayed or changing needs; connect with health, rural support and accommodation services	Monitor psychosocial stress, housing and uninsurable loss; ensure people know where and how to ask for help.
Mayoral Relief Fund	Active	Establish and administer the \$50,000 contribution, eligibility, applications, governance, records and communications.	Distribute support fairly and quickly while preserving a clear audit trail and avoiding duplication with insurance or other assistance.
Economic and business recovery	Active	Assess impacts across tourism, hospitality, accommodation, retail,	Quantify direct losses, disruption and future confidence impacts, then

		rural, fishing, trades and essential services through survey and direct engagement.	identify whether targeted advocacy or support is required.
Evacuation planning and readiness	Active	Review evacuation triggers, roles, communications pathways and a district quadrant map suite covering Inland Road, Kaikōura North, South Kaikōura and Town/Flats.	Operationalise and test the plan with agencies, confirm warning and decision pathways, and keep maps and contacts current.
Preparedness and public information	Active	Develop practical, calm and consistent 'be prepared' messaging.	Continue community education without creating unnecessary alarm; ensure advice changes as river and slope risks are better understood.
Funding, claims and reimbursement	Active	Collect invoices and evidence, assess eligibility, prepare NEMA and other claims, track expenditure and respond to information requests.	Protect Council's recovery position through complete records, timely submissions and clear separation of response, recovery and BAU costs.
Stakeholder and community collaboration	Active	Maintain coordination with Ngāi Tahu, Te Rununga Kaikōura Canterbury CDEM, NEMA, ECan, health, rural support, infrastructure agencies, community groups and local businesses.	Keep roles, actions, dependencies and public messages aligned as surge support reduces and work returns to local owners.

5. BUSINESS AND DISTRICT ECONOMIC IMPACTS

The full economic impact is not yet known. Businesses were affected by road closures, uncertainty about visitor access, cancelled or deferred travel, supply disruption, staff access issues and reduced trade during the school holiday period and around the Matariki holiday weekend. Rural operators also faced access, water, feed, stock-management and logistics issues.

Assessment is continuing through a business impact survey, direct conversations and agency information. Some impacts will only become visible later through lost bookings, reduced cash flow, insurance gaps, repair costs and confidence. The absence of a final number at this stage should not be read as the absence of impact; it reflects the time needed to collect defensible information across a diverse district economy.

6. EVACUATION PLANNING, PREPAREDNESS AND RESIDUAL RISK

Ongoing river-protection vulnerability, changed channels, damaged access routes and the potential for renewed heavy rainfall mean that evacuation planning remains a live recovery task. The work includes reviewing rainfall and river triggers, clarifying who makes and communicates decisions, confirming routes and welfare arrangements, and adapting detailed quadrant maps for operational use.

Preparedness communications are being deliberately framed to be practical and calm: know your risk, prepare a grab bag, make a household plan, follow trusted updates, check on neighbours and - if in doubt - get out. This work strengthens readiness for the remainder of the transition period and provides an enduring district asset beyond this flood recovery.

7. RECOVERY CAPACITY AND ORGANISATIONAL IMPACT

This is a small local recovery team, the work being delivered principally by one Recovery Manager, who is also Regulatory Services Manager, and one Recovery Administrator, who is also the Regulatory Administrator. These are not additional FTE's; the recovery function sits on top of business as usual.

Key ongoing issues and risks

Risk/ Issue	Priority	Current implication	Required management response
Renewed weather, flood or landslide impacts	High	Residual vulnerability could require rapid warnings, road restrictions or evacuation while repairs and river works remain incomplete.	Maintain transition arrangements, triggers, mapping, duty contacts, public messages and multi-agency decision pathways.
Infrastructure cost and funding uncertainty	High	Preliminary public infrastructure estimates exceed \$25 million across KDC and ECan, with scope and funding eligibility still developing.	Maintain cost control, evidence, funding dialogue, approvals, procurement planning and transparent forecasts.
Economic impacts not yet fully visible	Medium	Delayed bookings, cash-flow effects, rural disruption and insurance gaps may emerge after the immediate event.	Complete business assessment and use the evidence for advocacy, communications and targeted support decisions.
Community fatigue and delayed welfare needs	Medium	Stress, financial and psychosocial needs can surface weeks or months after an event.	Keep simple contact pathways open; continue referral relationships; communicate support without stigma.
Information fragmentation	Medium	Multiple agencies, technical owners and funding streams can produce inconsistent updates, duplicated work or missed dependencies.	Maintain the live register, agreed message standards, action ownership, decision log and regular reporting cadence.

8. CONCLUSION

Kaikōura has moved a long way from the first days of the flood, but recovery does not finish when the water recedes or a road reopens.

The district has now entered the less visible, but equally important, phase of recovery: repairing damaged roads, bridges, river protection and essential infrastructure; supporting affected households, businesses and the rural sector; documenting impacts and costs; securing funding; coordinating agencies; and preparing for future periods of heavy rain.

These issues are interconnected, and progress in one area will often depend on decisions, funding or work occurring elsewhere.

Recovery will take time, strong partnerships, clear priorities and sustained attention. Ultimately, success will not be measured solely by what is repaired or rebuilt, but by how well Kaikōura restores confidence, protects community wellbeing, strengthens district resilience and ensures our people are better informed and prepared for future events.

9. COMMUNITY OUTCOMES SUPPORTED

The work is in support of all the following community outcomes.



Development

We promote and support the development of our economy



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

Report to:	Council	
Date:	26 August 2026	
Subject:	Community Services Team and partners	
Prepared by:	B Makin – Executive Officer / Interim Team Lead Comm Dev & FOH	
Input sought from:	Community Services Team and partners	
Authorised by:	P Kearney – Senior Manager Corporate Services	

1. SUMMARY

The purpose of this report is to keep the Mayor and Councillors informed of the activities delivered by the Community Services Team and showcasing the strong partnerships we have with the Kaikōura community.

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. COMMUNITY DEVELOPMENT & EVENTS

3.1 Community Networkers

The Community Networkers hui is held on the second Tuesday of every month at Te Whare Putea – Heartlands. Agencies and groups represented included:

REAP Kaikoura	REAP Marlborough	KDC Emergency Management
RISE	Hikitia	Department of Internal Affairs
Hikitia	Waitaha Health	KDC Community Development
Aging Well Kaikoura	Great Potentials	Empowering Seniors Navigator
Rata Foundation	Te Whare Putea	Health Improvement Practitioner
Financial Capability	Foodbank	Te Ha o Matauranga
Corrections NZ	Community individuals	Ministry of Social Development
Heartlands	Te Whare Putea Foodbank	Te Ahi Wairua o Kaikoura
Inland Revenue	Maori Wardens (1 st group)	Marlborough Community Law
Presbyterian Minister	Te Runanga o Kaikoura Ltd	Whanau Ora Navigator
Empowering Sen	Anglican Community Care	Purapura Whetu - Maori Health
Te Ha o Te Ora Manager	Cancer Society	Maori Wardens (2 nd group)
CCS Disability	Oranga Tamariki	Electoral Commission
Kaikoura Star	WAVE facilitator	Croquet Club

3.2 Spotlight Presentations scheduled for 2026 are:

August	Southern Cancer Society of NZ – services and support available for Kaikoura community in Christchurch
September	Nurse Maude – Introduction to our community, now available in Kaikoura
October	Whatu Ora – Waitaha Health Prevention and supports focusing on young people
November	KDC Emergency Management – Updates on community preparedness

3.3 Housing Forum

Since last reporting we have held two quarterly meetings: 4 May & 3 August 2026

Those in attendance included:

MSD Regional Advisor	MSD Housing Engagement	Kainga Oranga
Elected Councillor	Te Ha o Te Ora – Kaikoura Health	Te Whare Putea
Te Puni Kokori	Ministry of HUD (now CERT)	Rata Foundation
Regional Public Service		

The next schedule meeting is planned for 9 November 2026.

Items of Interest and Actions include:

Updates with:	
• Aging Well Kaikoura	Formation of Trust is progressing
	Abbeyfield Steering group making positive progress on potential land options. Abbeyfield NZ are supporting these groups efforts
• Te Puni Kokiri	Delivery of housing education for Kaikoura arranged, looking for a group or facilitator to deliver
• Kainga Ora	23 homes in stock and fully tenanted
• MSD	Continues to advocate for people that require a housing needs assessment, to ensure visibility on the social housing register is maintained. Both Kainga Ora and MSD are available to come and speak to people to assist with registration process.
• KDC Pensioner Flats	Have had maintenance upgrades with heat pumps and hot water plumbing and cylinders Full tenanted with a waiting list of 14
• Te Whare Putea - Temporary Accommodation Units	Presented to Council on 10 June, awaiting confirmation to attend a workshop in September to discuss 'where to from here'. Units are fully tenanted and working through identifying remediation needs Currently 11 on the waiting list Continued collaboration with MSD regarding Emergency Housing
• Rata Foundation	Connecting with Te Whare Putea to discuss how they may need support the continuation of the seven units.
• MSD Regional Housing Manager	Acknowledge that Te Whare Putea are supporting people MSD should be supporting but would be able to, noting not even through the housing navigator service Three new staff at the Kaikoura office, Penny is meeting with them to assist them to understand the housing products and support available for Kaikoura.
• Housing Urban and Development (CERT)	A new member to this group, requiring understanding the need and then be able to advocate for our region. There is no funding for social or affordable housing for Kaikoura.
• Te Puna Kokiri	Ongoing talks with Te Tai o Marokura to include them in discussion about responding to housing need. With the change with DIA funding, unclear how this will affect organisations that apply for funding going forward.
• Te Ha o Te Ora – Kaikoura Health - Homelessness	A few arriving in Kaikoura, asking what support is available for the homeless. Relay back to agencies as it is recognised that emergency housing is not always appropriate as there are certain responsibilities that need to be actively pursued. This may also negate eligibility to be suitable tenants/clients for local providers. Due to the recent State of Emergency, social workers are available to impacted households. Will discuss with the Recovery Manager.
• MSD Regional Advisor	Vulnerable Housing Network resources presented as a discussion for use in Kaikoura. Te Whare Putea Housing Co-ordinator is interested in upgrading it to meet Kaikoura needs. KDC Community Development to collaborate with this task. Due to the recent State of Emergency here in Kaikoura, noted that the Temporary Accommodation Service was activated.

• Kaikoura Housing Forum work programme for 2026	• Housing Advisory Service Options (from 21 July 2025): As per Nelson service, to provide advice and support to older people consider moving into smaller households as they age or before they age, including options for sub-division or granny flats if the resource consenting settings and infrastructure are favorable. • Ka Uruora/financial planning/Nohakarau for new homeowners. • Abbeyfield facilities project • Offer support to the Runanga regarding papakainga progress if/when appropriate. • Homeshare 4 Her – a matching service for spare rooms and potential boarders (Ronnie)
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3.4 Aging Well Kaikoura

Two meetings held on 16 July and 3 August 2026.

The next scheduled meeting is planned for 3 September 2026.

• Five working groups	1. Abbeyfield Steering Group: progressing through identifying availability of land. Presented at monthly Runanga meeting in August 2026. 2. Rest Home Services: contacting the CEO of MetLife Services to discuss services 3. Service Mapping Group: Kaikoura Health still pulling this information together. 4. Clinical Advisory Group: Led by Kaikoura Health, consisting of community members. 5. Aging Well Trust: Three Trustee's confirmed, looking for at least two more. Still progressing with finalising Trust set up requirements.
• General	• Community Funding group confirmed • Considering 'where to from here' for the Empowering Seniors Navigator' • Same concerns for future funding for Community Support Worker for the Elderly

3.5 Kia Kaha Kaikoura – Resilience in the Community

Last meeting held on 27 July with the next one planned for 28 September 2026

Focusing on following areas

- Strategic Planning
- Funding
- Community Wellbeing website – Pathways
- Community Calendar ongoing management
- Supporting Haere Tahi Tatau hikoi: 24 October 2026
- Mental Health Week – re-releasing the 5 video's

3.6 Kaikoura Discovery Trail

Last meeting held on 16 July with the next one planned for 20 August 2026. Key actions:

- Developing a map that is user friendly that will provide QR codes to describe location and what the art is about with all the information that the artist wanted to portray.
- The intent, for phase one is to provide a resource for local and visitors to walk the trail along from Whale Watch through to Fyffe House discovering the art along the way and what it means, who did it and background information.
- The full scope of this community group is to identify all art, sculptures, murals, historical and cultural significant areas with the hope that this is just the beginning.

- The aspirations is to map, QR code, have a website for the whole of Kaikoura, including the north and south entrance into Kaikoura, with the sensitive and cultural guidance of iwi and experts that this will require.

3.7 Community Group Liaison

1. Whanau Tauīwi

Three Community Leads with clear areas of focus:

- a) Whanau Whakaoranga: Community Initiatives and Kapa Haka
 - i. Kai Hapori event held on 25 July 2026
 - ii. Haere Tahi Tatau planning on 24 October 2026
- b) Mental Health & Well Being: Hauora Maori
 - I. A free pepi mirimiri session in collaboration with Plunket – date to be determined
 - II. A community free adult mirimiri session after the pepi session – date to be determined
- c) Community Wellbeing: Oranga Hapori
Facilitating hui, provide guidance, resources and advise. Support their initiatives and assist in developing, planning to meet their aspirations

2. Te Tai o Marokura

Monthly hui to discuss and provide support and assistance, for example:

- i. Takiwa Kapa Haka Cultural Festival 2026 – Matauranga Rere (Flowing Knowledge) where approximately 500 primary school children converge on Kaikoura
- ii. Health Day at Takahanga Marae – 8 April 2026

3. Te Ahi Wairua o Kaikōura

Monthly hui to discuss and provide support and assistance, for example:

Helping with rangatahi group planning and collaborating with a group of entertainers in Otautahi with the intent to bring entertainers here for Waitangi Day in 2027.

4. Te Whare Pūtea – Heartlands

Monthly hui to discuss and provide support and assistance, for example:

- i. Temporary Accommodation Units
- ii. Collaborating to update Vulnerable Housing resource updated to meet Kaikoura needs
- iii. Collaborating with Heartlands Co-ordinator to assist/support for planning with Empowering Seniors Expo 2027 (end of March 2027 – to be confirmed)

3.8 Property Management - Pensioner Flats

At the last update report in June, we advised that options were being explored for the management of the Pensioner Flats to support sustainable service delivery and ensure compliance with tenancy legislation. We are pleased to advise that Melanie Campbell of Kaikōura Real Estate has been appointed as the Council's Property Manager, effective from 1 August 2026. Melanie will be the primary point of contact for tenants and applicants and will be responsible for tenancy management services. Maintenance activities and governance administration for the Pensioner Flats Committee will continue to be managed through in-house Council resources.

3.9 Recruitment Update - Community Development & Events Officer

We are pleased to advise that recruitment for the Community Development & Events Officer position has been successfully completed. Petra Jellyman joined the Council on 17 August 2026, having previously worked for Te Hā o Mātauranga. Petra is well connected within the Kaikōura community and brings valuable event management experience to the role. Many community members will already know Petra through her involvement in coordinating the Kaikōura Youth Awards and other local initiatives.

3.10 Community Events

Since the last report, we have supported the Matariki Market held at the Memorial Hall. Despite challenging weather conditions, the event was successfully held indoors and well received by the community. Following the event, the Matariki display remained on public display outside the Council Chambers and Plunket Room for a month. Council officers have also attended planning meetings for the Earthquake 10-Year Commemoration. The commemorative programme is being led by Lisa Bond, Destination Manager, in collaboration with key stakeholders.

Upcoming events supported by Council include:

- Sparkle in the Park (Wednesday 26 August 2026)
- Earthquake 10-Year Commemoration (Saturday 14 November 2026)
- Christmas Festival (tentatively Saturday 12 December 2026)

4. COMMUNITY FUNDING & GRANTS

2025-2026

Community Grants	Annual allocation	Allocated	Applications received	Projects funded	Project Completed	Active
Creative Communities	\$ 19,132.37	\$ 19,132.37	15	13	12	9
George Low	\$ 4,500.00	\$ 2,834.83	5	5	5	5
Sports NZ Rural Travel	\$ 9,500.00	\$ 9,500.00	3	3	3	3
Community Initiative	\$ 16,798.26	\$ 16,141.03	11	11	8	8
Violence Free Network	\$ 32,292.24	\$ 22,842.41	7	7	1	7
Total	\$ 63,191.97	\$ 70,450.54	41	39	29	32

All successful applications are advertised on the council website for 2025-2026.

2026-2027 annual allocations confirmed

	Creative Communities	George Low	Sports NZ Rural Travel	Community Initiative	Violence Free Network
Amount	\$ 17,529.00	\$ 4,500.00	\$ 9,500.00	\$ 15,000.00	\$ 32,292.24
Next scheduled hui	26 August 25 Nov 24 Feb 26 May	28 April	28 April	30 Sept 31 March	26 August 18 Nov 17 Feb 19 May

5. CUSTOMER SERVICES

7.1 Service Requests

During July, we received 112 customer service requests. Of these:

- **84** were completed (75.0%)
- **9** were in progress (8.0%)
- **7** were resolved at first contact (6.3%)

- 4 were awaiting investigation (3.6%)
- 4 were new and awaiting action (3.6%)
- 4 were cancelled (3.6%)

Request Type	Number
General	21
Notify of Deceased Animal	10
Rates Enquiries	10
Public Toilets	7
Change of Dog Owner Details	6
Resources Consent Enquiries	5
General Enquiries	5
Building Enquiries	4

The largest volume of requests related to general enquiries (21 requests), followed by notifications of deceased animals (10), rates enquiries (10), and public toilet requests (7). Together these categories accounted for over 40% of all requests received during the month.

Of the 112 requests received, 91 were either completed or resolved at first contact during the reporting period, representing approximately 81% of all requests.

6. KAIKŌURA DISTRICT LIBRARY DASHBOARD

The Library Dashboard is included for August 2026.



7. TE HĀ O MĀTAURANGA

Mayor's Taskforce for Jobs: We have no contract as of 11th August so we are unsure what our targets will be. We are currently working with 2 MSD clients to find employment. We have had statistics from MSD showing quite an increase in youth currently in receipt of Jobseeker benefit which is to be expected for this time of year in Kaikoura.

Driver Education: The Community Road Safety Fund project has kicked off with a strong start. We have 26 clients (aged 16, 17, 18) registered to participate in this programme, able to access up to 5 free lessons in Kaikoura and up to 5 free lessons in Blenheim. The focus is on increasing road safety knowledge and experience, in preparation for a restricted test. We do not fund test fees under this programme.

We are incredibly grateful to The Kaikoura Community Op Shop, which donated \$35,000 toward the purchase of a new Driving Instruction vehicle. After extensive research we have ordered a new Toyota Yaris Cross (hybrid) which will arrive sometime in November. We will install a dual control brake and signwriting.

Driving Results	Jul
Passed Learners	2
Learners Sat	2
Passed Restricted	6
Restricted Sat	7
Passed Full	1
Full Sat	1
Mentoring Sessions	15
Driving Lessons	31
Theory lessons	4

Youth Mentoring: This project (funded by Violence Free Network) is going well. Rob has recruited 5 mentors to date who are working through the safety checking and induction process. We are really encouraged by the willingness of our community - the project hinges around a volunteer mentor working with a youth 'mentee' for a minimum of 6 months for 2 hours a week; it's quite a commitment.

Youth Development: We have several opportunities running: campfire cooking, boardgames at the Mayfair, Friday hangouts, lunchtime games at school, and a drama group. We held a writing workshop with 12 fully engaged participants, facilitated by Dietrich Soakai, a Spoken Word poet from Christchurch. We have a camp planned in the Marlborough Sounds shortly and a trip to Adrenaline Forest. Youth Production: We received funding from Creative Communities for a youth production. The 7 confirmed actors are rehearsing weekly at the Mayfair for the performance titled "15 Reasons Not to Be in a Play". The performance will be held next term.

Other projects: We have recently served as the umbrella group for several smaller grants and projects recently:

- Star Pati - celebrating Matariki - funded for resources through George Low Trust. 190 children and 150 adults attended

- Waiau-Toa Community Trust - contribution to setup costs as a Charitable Trust through Community Initiatives
- Repair Cafe - start up costs for Repair Cafe through Community Initiatives; first repair day booked 12th September

Scout Hall: We continue with managing bookings, cleaning and maintenance of the hall. Current bookings include some morning exercise classes, Friday afternoon youth events, monthly community meals, back up for Line Dancing, kids birthday parties etc.

Community Garden and Shed: Volunteers continue to contribute time and energy to these spaces.

Staffing: We farewell Petra from her Administration and Driving Coordinator roles as she moves to KDC. She retains a part time role with us as Youth Council Coordinator and Youth Coach. We are recruiting for a full time MTFJ Employment and Driving Coordinator - this is a combination of two roles so that we can offer a full time job. The successful applicant will be employed for 20 hours per week to focus on MTFJ outcomes of supporting youth beneficiaries into full time employment. The balance of the time involves coordinating our driver education service - booking lessons and mentoring sessions, supporting clients to obtain the right ID and book tests, administration - statistics, reporting and keeping files up to date.

8. TE WHARE PUTEA

Te Whare Putea contracted Services are:

- Building Financial Capability. (BFC, financial mentoring)
- Heartlands Services. (Community Hub providing Government assistance to locals)
- Oranga Tamariki (social work support for Mothers and pep ha and Rangatahi)
- Te Whare Putea Food Bank
- Senior Services Navigator (one on one support to senior citizens)
- Emergency/Temporary Housing (Housing Navigator to support people with rental accommodation)

Te Whare Putea Trust – Temporary Housing Units.

A workshop presentation was provided to Council on 10th May 2026 to have an understanding what a CHP status means to Te Whare Putea and future funding not being needed to continue to provide transitional/temporary support to our tenants and our community with suitable housing needs. A report will be submitted for the renewal of leasing the land and we await a reply to be able to continue supporting our Community with Temporary Housing needs.

Quarterly outcomes through the support of our financial mentor/housing navigator Ruth:

- All units are vacated and we have a waiting list for 8 people.
- One tenant that has been successful with a Kainga Ora Home.
- One person kept out of needing EH (emergency housing)
- Two people placed in our units from EH.
- Two people placed into open rentals.
- One person currently in EH.

Financial Mentor: Our financial mentors worked closely with clients to build financial resilience and confidence. By offering tailored support, we helped individuals manage debt, access hardship assistance, and develop savings plans. Clients reported feeling more in control and empowered to make positive financial decisions.

One-on-one client FM sessions YTD:

- 100% Sessions Contracted Target was 250 Sessions

- 380 sessions were provided
- 145 client cases
- Number of new client cases 65
- Number of cases closed 51
- Number of ongoing cases 94

Current Debt Support being managed in Kaikoura.

- Total debt presented by clients = \$2,374,418.76
- Total arrears presented by clients = \$300,685.13
- Total retired = \$131,700.16
- Total debt retired through insolvency \$22,422.51

Heartlands Services: Have completed Seminars and Upcoming Education sessions / seminars for:

- Continue to provide the venue and support for the monthly Community Network Meetings.
- Government Agency Services, NGO's supported Heartlands clinics to 8443 people in the last year.
 - Dementia Canterbury Mobility in daily activities and drop-in clinic
 - Community Law Marlborough Employment law
 - Kapri attended the National Heartlands Hui in May 2026, held in Wellington. Fresh ideas....watch space for upcoming Seminars.

FoodBank: Through tough times we have had increased people needing foodbank support and we continue to support people who are struggling to place food on their tables. Funding is very tight this year. No Government funds from MSD for Community Foodbanks.

- In the last year we have provided over 864 families with food parcels.
- Flood relief food support has been supported with a New World letter for those that are victims of our recent floods
- Private donations, New World, St Joesphs and other Churches have donated to our foodbank.
- Funding from the Kaikoura Op Shop has been refunded until March 2027 to provide monthly School lunch deliveries to Schools. KKHS, KK Primary, St. Joseph, Suburban, Hapuku, Banardoes, Little Oaks, Montessori. Plus a top up to our general foodbank.

Oranga Tamariki – Social work Support: Our social worker support person, Rosie has provided support to children and families, addressing issues such as family stress, safety planning, and advocacy. She has been working alongside schools, Police, health providers, and other agencies to ensure wraparound care. Through this service, 50 families developed stronger coping strategies and improved family relationships.

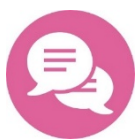
Senior Navigator: April 2026 we were successful with Lotteries funding to provide another year to continue our Senior Navigator Service to Kaikoura local seniors to have ongoing one-on-one support.

- 366 one-on-one interaction/supports was provided to senior citizens in 25/26.

9. FINANCIAL IMPLICATIONS AND RISKS

There are no financial implications or risks to highlight.

10. COMMUNITY OUTCOMES SUPPORTED



Community

We communicate, engage and inform our community



Environment

We value and protect our environment

**Development**

We promote and support the development of our economy

**Services**

Our services and infrastructure are cost effective, efficient and fit-for-purpose



Future We work with our community and our partners to create a better place for future generations

Report to:	Council	
Date:	26 August 2026	
Subject:	Kaikōura Youth Council Report	
Prepared by:	KYC Coordinator	
Input sought from:		
Authorised by:	W Doughty – Chief Executive Officer	

1. SUMMARY

KYC have run their first few events with our new members. We had a good discussion about proposed changes within the community.

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. Background

Kaikōura Youth Council (KYC) are a group of young people making a difference to the Kaikōura community. They have been active in Kaikōura since 1999 and meet regularly after school at Te Hā o Mātauranga - Learning in Kaikōura, to work on youth issues, organise events and bring Kaikōura's youth together.

KYC aims to help Council engage with the youth of Kaikōura by facilitating a pathway of communication and representing youth in Council matters. All their work is to improve the ways of well-being (social, environmental, cultural and economic) for the youth of Kaikōura.

KYC's vision statement is; Kaikōura youth are optimistic, confident and make valued contributions.

4. Discussion

What's been happening?

Since our last report we have;

- Had Pink Shirt Day and Youth Week in May, where we ran a small series of events.
- Continued our internal trainings with members
- Completed the online feedback survey for the simplifying Local Government Reforms (this sparked lots of discussion about the things we want to see upheld and protected in our community. It also highlighted for us the support we currently have from Kaikōura District Council, and we hope that future changes still allow for our Youth Council to operate as we are within Kaikōura).
- Got lots of new things planned and underway!

Upcoming Events

We have a series of events planned for the next few months that we are very excited about!

Cafe Night - 21/08/26 at the Scout Hall

Quiz night - 18/09/26 at the Scout Hall

Youth Creative Arts Show - 11/10/26 in collaboration with Seaward Lions at the Mayfair Theatre

Fear Factor - tentatively booked 30/10/26 at the Scout Hall

AGM

We have our AGM on 27/08/26 - held in KDC chambers.

We have elected four co-chair/secretary combined roles. Having combined roles is giving our newer members a chance to see and practice both.

5. COMMUNITY OUTCOMES SUPPORTED



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Future

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Report to:	Council
Date:	26 August 2026
Subject:	Planning Update Report
Prepared by:	D Hirst – Senior Advisor Strategy and Policy and M Hoggard – Strategy, Policy and District Plan Manager
Input sought from:	A Crighton – Land Information Memorandum and Planning Administration Officer R Hurley – Consents Planner
Authorised by:	P Kearney – Senior Manager Corporate Services

1. SUMMARY

Planning activity remains high, with a substantial resource consent workload, several strategic policy initiatives progressing, and significant implications emerging from national RMA reform. Over the reporting period, key priorities have included advancing Plan Change 7, preparing the Economic Development Strategy and Local Alcohol Policy for public consultation, and positioning Council for the transition to the new planning system. Council's Plan Stop application has been approved, enabling a targeted district plan change ahead of the full district plan review, while the Government's RMA reforms continue to progress and are expected to require significant future investment in governance, capability, evidence development and implementation arrangements.

Work on strategic policy projects has also advanced. The draft Economic Development Strategy has been refined following community engagement and is now ready for Council consideration of whether to proceed to a Special Consultative Procedure. The Walking and Riding Strategy has moved into implementation planning, with priority actions to be considered through the Long-Term Plan process, and several community-led "quick win" initiatives have already been completed or are underway. Progress has also been made on key policies, with the Local Alcohol Policy now before Council for consideration following workshops and stakeholder input, and a revised Procurement Policy completed to strengthen procurement governance, incorporate ESG considerations and maintain alignment with the New Zealand Government Procurement Framework.

Resource consent activity remains strong, with a large number of applications being processed across residential development, visitor accommodation, subdivision and commercial activities. Overall, the planning programme is progressing well and remains focused on delivering Council's strategic priorities while preparing the organisation for the significant governance, capability and implementation challenges associated with the next phase of New Zealand's planning reforms

2. RECOMMENDATIONS

It is recommended that the Council receives this report for information.

3. RESOURCE CONSENT STATUS

In the reporting period 13th July to 12th August, as at 12th August:

A total of 42 resource consents are being processed of which 21 are active and 21 deferred. Details can be found in Appendix 1.

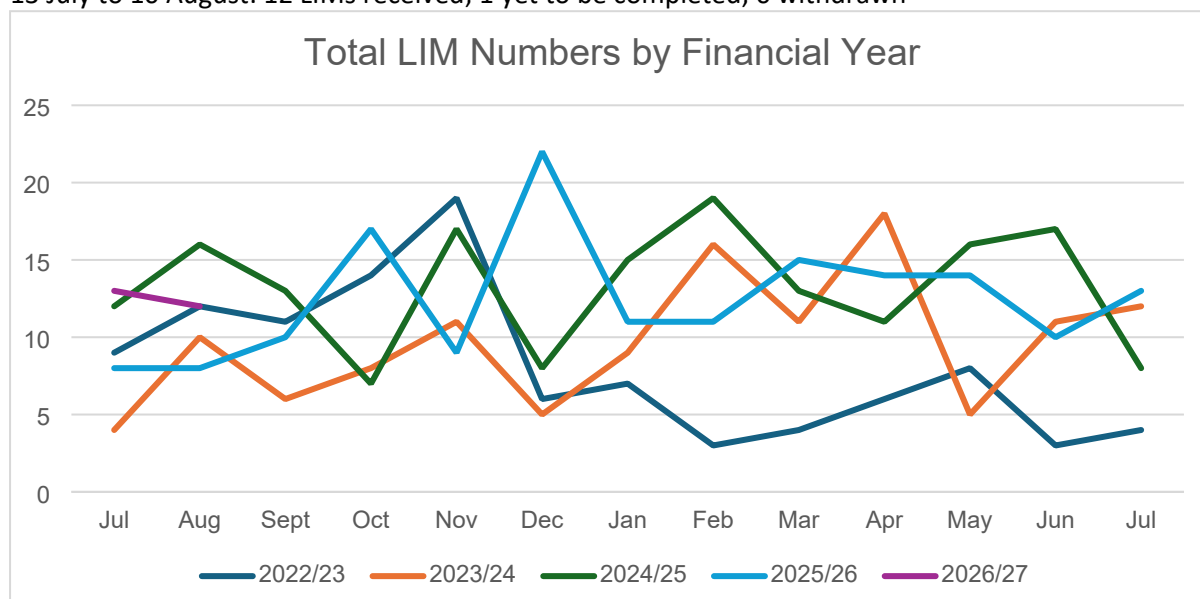
Consent Processing Performance		
Who	Allocated July/August	Issued/ Withdrawn/% complying with time
Internal	8	1/0/0.00%
External	34	5/0/61.77%

4. PLAN CHANGES

Plan Change 6 – Ocean Ridge, is addressed in a separate decision report included in this Council agenda

5. LAND INFORMATION MEMORANDUMS

13 July to 10 August: 12 LIMs received; 1 yet to be completed; 0 withdrawn



6. DISTRICT PLAN REVIEW AND RMA REFORMS

The Minister for RMA Reform, Hon Chris Bishop has approved our Plan Stop application, enabling Council to undertake a district plan change ahead of the full district plan review anticipated under the Resource Management Act (RMA) reforms. If approved by Council this will see Plan Changes 7 & 8 being developed and progressed. Plan Change 7 – Housing Affordability is focused on increasing residential density and provision of opportunities for additional residential housing. Plan Change 8- Commercial Review is focused on ensuring business can develop within business areas. Although the Minister has provided the ability to proceed with these plan changes, a separate report to Council is required to determine whether Council should formally commence them, given the RMA and local government reforms currently occurring.

The *Planning Bill* and *Natural Environment Bill* were reported back from Select Committee on 20 July 2026. Following the report-back, members of the Planning Team attended a regional spatial planning workshop in Christchurch. A clear message from the workshop was that implementation of the new planning system will be significantly more complex, resource-intensive and institutionally demanding than is often assumed. The reforms represent the most substantial change to New Zealand's planning framework and to urban and environmental strategy since the introduction of the Resource Management Act 1991. In particular, councils will need to move beyond plan preparation and establish new regional governance, operating, evidence and implementation arrangements to support the statutory planning system. A separate paper on this agenda outlines the implications of these reforms for Council in regard to the Regional Spatial Plans, noting that in terms of the legislation Kaikōura District Council presently sits in Canterbury. The reform will place significant pressure on existing resources. Capacity, governance and resourcing challenges that will need to be addressed in what has been described by Taituarā (Society of Local Government Managers (SOLGM)) as an earthquake scale event for local authorities.

Note: A separate report is on this Council Agenda which seeks to maintain our involvement in Canterbury Regional Spatial Plan without committing funding. As part of the Head Start proposal, we

have also sought approval to commence work with Marlborough District Council on a Regional Spatial Plan if approval is granted to proceed with amalgamation.

7. POLICY PLANNING UPDATE

Strategic projects

Economic Development Strategy

Throughout June and July, the team engaged in one-on-one discussions with members of our community who provided feedback on the draft Economic Development Strategy. Based on the original submissions and those subsequent conversations, we are now in a strong position to present the draft Strategy to Council for approval to proceed to a Special Consultative Procedure.

The revised documents are presented to Council as part of this month's meeting agenda.

Walking and Riding Strategy

In a joint exercise with the Operations Team, the actions identified in the Walking and Riding Strategy have been reviewed and reprioritised for potential inclusion in the Long-Term Plan. While the original actions were developed through community workshops and adopted by Council, Operations has since completed more detailed feasibility and cost assessments. Consistent with the strategy's intent, this work has refined the proposed programme and resulted in a revised prioritisation of actions.

Operations now leads implementation of the strategy and intends to present a package of related bids through the Long-Term Plan process to progress the strategy's priority projects.

As part of the strategy development process, the community also identified several "quick wins" that could be progressed ahead of the Long-Term Plan. These were low-cost initiatives that could be delivered or supported within existing resources. Progress to date includes:

- **Development of a walking and riding map** for residents and visitors, identifying tracks throughout the district. The map has been completed and launched through the new Parks, Paths & Recreation page on Council's website.
- **Development of the Discovery Trail concept and establishment of a community-led delivery group.** Council developed the initial concept and has since transitioned responsibility to the community group, which will lead implementation with Council support as required. Once the trail map is finalised and artist interviews are completed, the content will be published on the Parks, Paths & Recreation page.
- **Support for the Kaikōura Cycling Club's proposal to establish additional trails on Mt Fyffe.** Council facilitated connections between the Cycling Club, the Department of Conservation, and Te Rūnanga o Kaikōura. Work is now underway to secure the concession required for trail development. Council's ongoing role is limited to providing support where appropriate.
- **Facilitating access via the paper road between Ludstone Road and Seaview.** Stakeholders are in discussions on a way forward that can be delivered within existing budgets. Progress has been delayed by flood recovery priorities.

Bylaws and Policies

Local Alcohol Policy

We developed a presentation on the Local Alcohol Policy and presented it to Council at a workshop on 12 August. The presentation was informed by feedback from New Zealand Police and Health New Zealand on potential policy changes. Following the workshop, the draft policy and supporting documents are being presented to Council for consideration, with approval sought to proceed to a Special Consultative Procedure.

Procurement Policy

Following Council's workshop on 27 May 2026, officers completed the development of a revised Procurement Policy that strengthens Council's procurement framework and incorporates

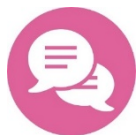
Environmental, Social and Governance (ESG) considerations into procurement planning, evaluation and contract management. The policy was developed in response to Council's request for a review of procurement practices following a community petition and includes engagement with interested members of the public on a draft version of the policy. Feedback received resulted in several refinements, including clearer alignment with the New Zealand Government Procurement Framework. The policy remains focused on supporting fair, transparent, accountable and value-for-money procurement decisions and does not extend into matters of foreign affairs, which are outside the function of local government. Following Executive sign-off, the policy is intended to be presented to Council in September for information purposes, demonstrating Council's response to the issues raised and the actions taken to strengthen procurement practice.

8. Legislative changes

Please refer to the RMA reforms section above.

9. Community Outcomes Supported

This report enables a communication flow that improves our community service as KDC management (and other staff) and Council members are of the same understanding as to what we are doing and where we are going.



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Appendix 1: In Progress Resource Consent Update

No	RC ID	Applicant Name	RC Description	RC Location	Status / Notes	Days
1	1574*01	Kaikoura Hotel Investments Ltd	Cancellation of Conditions: Parking and Transport 13 - Remove reference to off-site parking 14 - Remove reference to off-site parking	114 Esplanade	Active, external (RMG) RFI satisfied, officers report with KDC for review	13
2	1982	Avodah Spiritual Respite/Vineyard Church	Erect several buildings to support the proposed facility at the site – area is approx. 5.8ha	23 Bay Paddock Road	On hold, external (PLANZ) Application on hold at owners request given November 2025 fires	28
3	2009	John Drew	Variation to Consent notice, building outside of the required buildable area, retrospective consent for clearance of indigenous vegetation in the significant landscape area	1481D State Highway 1	On hold, external (RMG) Limited notified and outstanding RFI's Geotechnical report.	96
4	2053	Black Millar	Visitor Accommodation (14 Guests)	2771 State Highway 1	Application to be returned – delays with obtained Kiwirail approval	7
5	2058	Ocean Ridge	Private Plan Change – Plan Change 6	Ocean Ridge	Active, external (PLANZ) Decision awaiting from commissioners, expected for August Council meeting.	187
8	2069	Deborah Dunfoy	2 lot Subdivision	850 State Highway 1	On hold, external (RMG) RFI resolved 17 June Officers report with KDC for review	18
9	2072	Dunlea	2 Lot subdivision	190 Mt Fyffe Road	Active – Limited notified External (RMG) One submission received	101 (D/s Bug)
10	2073	Dunlea	Land use consent – undersized allotments and transport yard	190 Mt Fyffe Road	Active – Limited notified External (RMG) One submission received	101 (D/s Bug)
11	2081	Arbuckle Investments Ltd	Three-Story Visitor Accommodation Building	86 Esplanade	Active, external (RMG), Officers report with KDC for issue	56 (D/s Bug)
12	2082	Europacific Resorts Ltd	Hazard sensitive building within a flood hazard area	48-52 West End	On hold, External (RMG), Flood hazard assessment/ Parking	30
13	2084	The Old Commercial	Subdivision 5 Allotments Together with LU 2086	20 Brighton Street	On Hold, External (PLANZ)	14

Appendix 1: In Progress Resource Consent Update

		Development Limited			RFI	
14	2086	The Old Commercial Development Limited	Land use – residential use Together with LU 2084	20 Brighton Street	On hold, external (PlanZ) consent notice details, landscaping and scheme plan. RFI	14
15	2087	Thomas, Michael Patrick	Subdivision by way of amalgamation condition	400 Schoolhouse Road	Granted	64
16	2088	Acland, George Christopher	New pole shed 2 bay garage	1481E State Highway 1	On hold, Processing internally RFI	12
17	2092 / 2099	Gibson, Korey Paul	Visitor accommodation for 126 Kiwa Road (4 guests) and 83 Kiwa Road (2 guests)	83 & 126 Kiwa Road	Active, external (RMG) RFI Flood Hazard Assessment sent for peer review	0
18	2094	Kaikoura District Council	Consent is being sought under the NESCS for soil disturbance related to the final capping of the remaining uncapped area of the KDC landfill	Scarborough Street	On hold, external (RMG) Applicant updating application	4
20	2097	Paul & Jennifer Andrews	10 guests VA	74 Churchill Street	On hold, external (PLANZ)	29
21	2102	Peter Huxford	Land Use: To operate a 24/7 vending machine on the fringe of the residential zone.	238 Beach Rd	On hold, external (PLANZ) S92	16
23	2105	Melanie Campbell	4 guests VA	156c Esplanade	Granted – processed externally	45
24	2107	Anna Taylor	4 guests VA	19 Whitby Place	On Hold, external (PLANZ) S92 neighbours approval	21
25	2108	Tim Elley & Tong Liu	10 guest VA	2 Austin Close	On Hold, external (RMG)	0
26	2109	Anthony & Lisa Watkins	6 guest VA	13 Knowles Crescent	On Hold, external (RMG)	2
31	2114	Leopold De Schot	4 guest VA	23 Kotare Place	Granted – Processed Externally	10
32	2116	Home Christchurch Ltd	87BA Boundary Activity	2 Moa Road	Withdrawn	2
33	2117	Hamish King	10 guest VA	194 Parsons Road	On Hold, external (PLANZ) 92 Neighbours approval	19
34	2118	Shearwater Six Limited	38 Residential Allotments	6 Shearwater Drive	Active, external (RMG) Officers report with KDC	54
35	2119	Shearwater Six	Land use for allotments	6 Shearwater	Active, external (RMG)	54

Appendix 1: In Progress Resource Consent Update

		Limited	under 1000m2	Drive	Officers report with KDC	
37	2122	Black Cat Group Limited	Commercial Activity in a Residential Zone	22 Moa Road	On hold, external (RMG) RFI for	0
38	2123	Hayden Clavis	Two lot residential subdivision	35 Bayview Street	Active, external (RMG) Officers report with KDC	44
39	2124	Liam Brown	XX Guest Visitors Accommodation	29 Skevingtons Road	Active, external (Baseline) Officers report with KDC	17
40	2125	Hayden Clavis	Land use consent associated with SU2123 – density	35 Bayview Street	Active, external (RMG) Officers report with KDC	44
41	2126	Jacquie Grey	Visitor accommodation less than 5 guests	166A Esplanade	Granted	44
42	2127	Kuipers Von Lande, Linda Dorothy	Visitor accommodation less than 5 guests	68 Torquay Street	Granted	45
43	2129	Maghera Farm	Right of way	158 Postmans Road	Active – internal	
44	2130	Barney and Wendy Beaven	Construction of a shed in an archaeological site with side boundary and height recession plane breaches	46a Avoca Street	Active, external (Baseline) Officers report with KDC	43
45	2131	Graham Jackson	Visitor accommodation more than 5 guests	149a South Bay Parade	Granted	33
46	2132	Kieren Gray	Construction of a boatshed within 2m of a boundary within an archaeological site	2 Moa Road	Active, external (Baseline) Officers report with KDC	31
47	2133	Zeb Etheridge	Relocation of a building onto property	82 Station Road	Active, internal Officers report to review	13
48	2137	Mark and Robert Fryer	Visitor accommodation more than 5 guests	35 South Bay Parade	Active, internal Officers report to review	25
49	2143	Amanda and Peter Kraak	Visitor accommodation more than 5 guests	5 Chance Haven	Active, external (RMG) Officers report with KDC	19
50	2144	Vladimir Petrus	New pole shed with non-compliance to road boundary	86 Scarborough Street	Active, internal Officers report to review	21
51	2146	Emmett Williams	Subdivision and land use consent to create an additional record of title, establish relocatable dwellings, reconstruct a rock seawall and visitor accommodation	53 Avoca Street	On hold, external (RMG) S91d hold at applicants request	13
52	2149	Little Oaks Preschool	Extension to the existing preschool	South Bay Parade	On hold, internal	19

Appendix 1: In Progress Resource Consent Update

53	2151	Marie McDougall	Visitor accommodation less than 5 guests	34a Kotare Place	Active, internal Officers report for review	13
54	2154	Shearwater Six LTD.	Right of way	68 Churchill Street	Active, internal	

Report to:	Council
Date:	26 August 2026
Subject:	Building Control Authority Update
Prepared by:	G Vaughan – Building Control Manager
Input sought from:	R Laugesen & K Leatham - Building Administration Officers
Authorised by:	W Doughty – Chief Executive officer

1. SUMMARY

This is a routine report on recent activity in the Building Control area of Council.

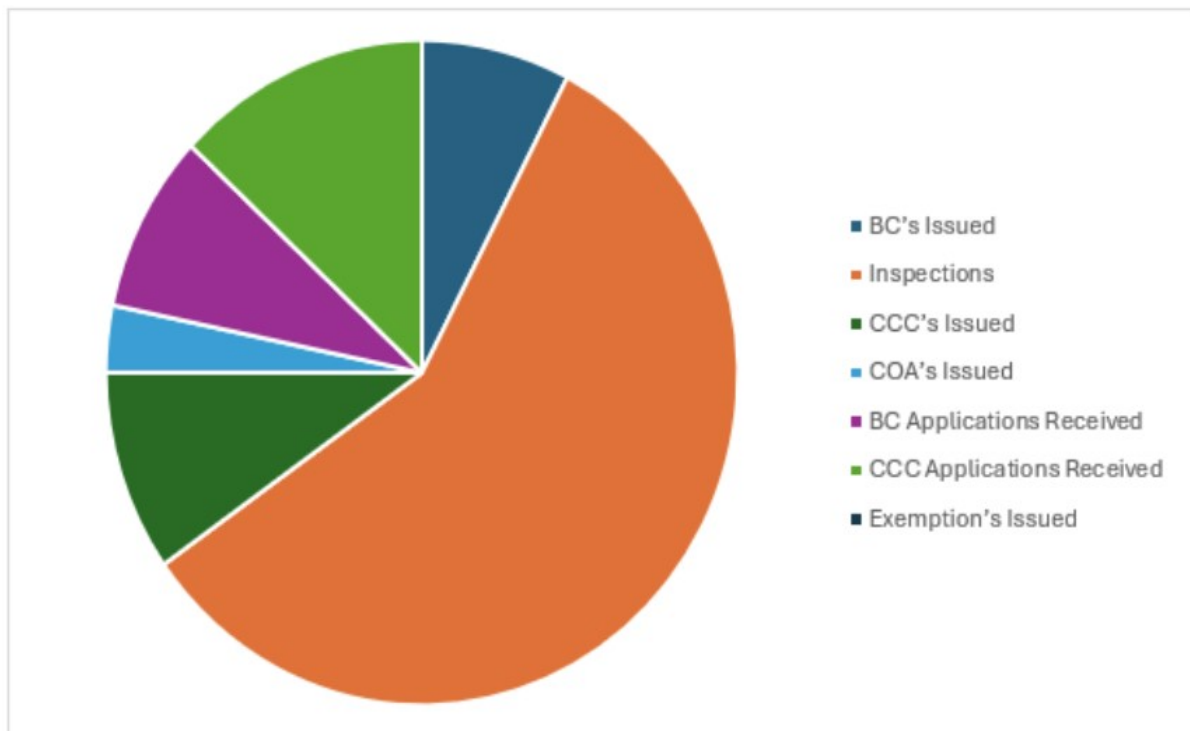
2. RECOMMENDATION

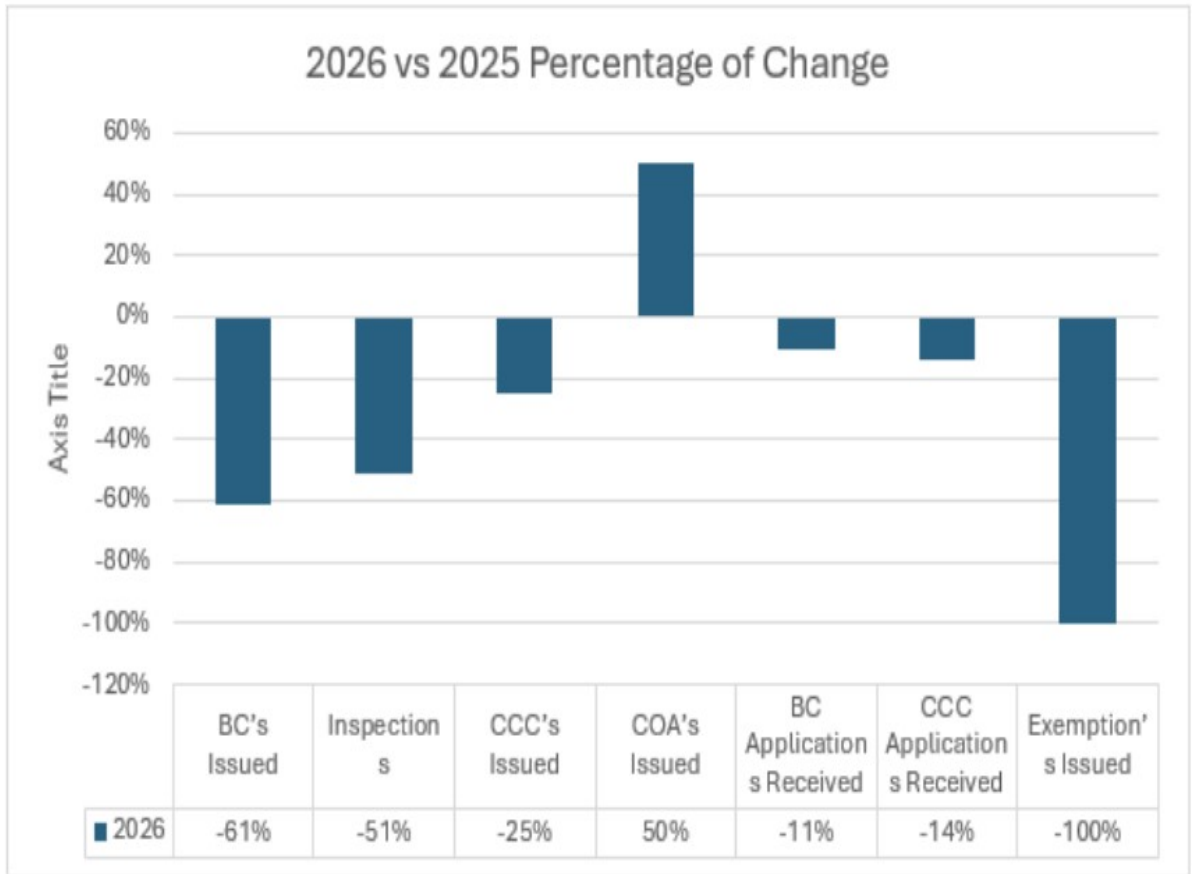
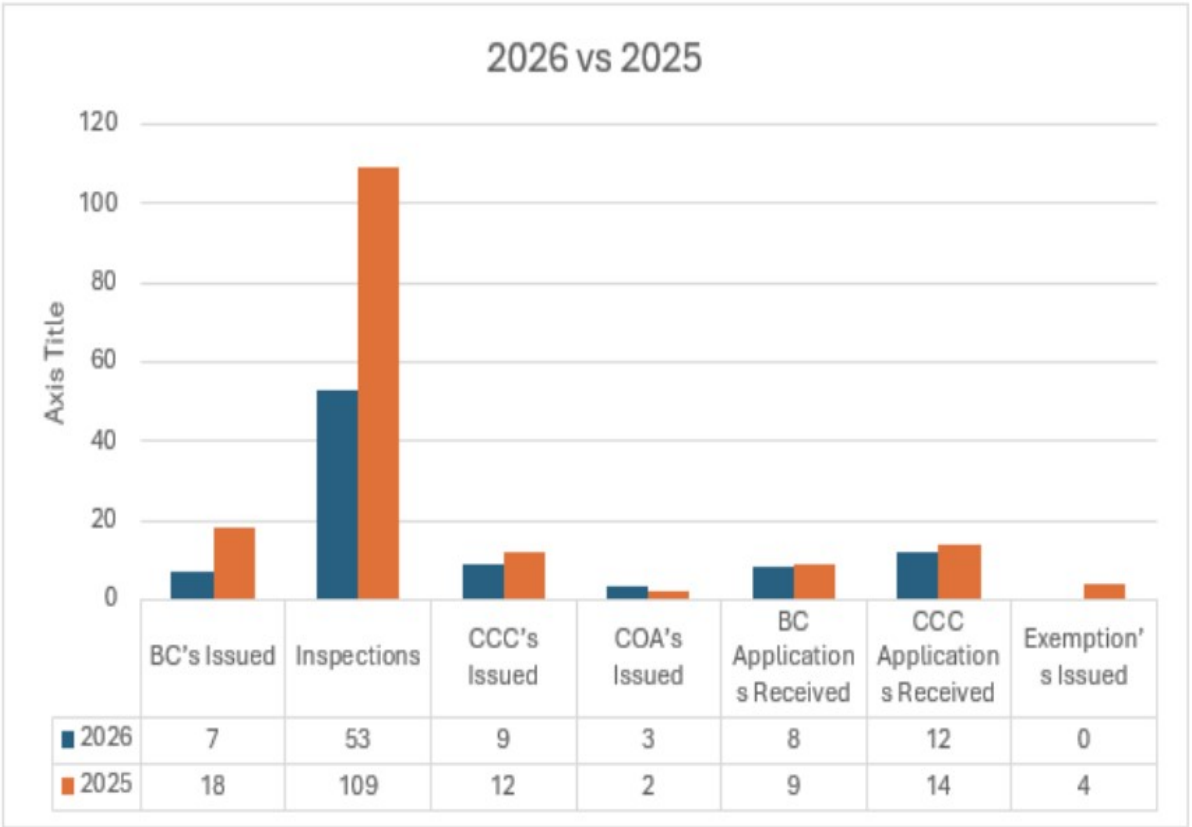
It is recommended that the Council receives this report for information.

3. SUMMARY STATISTICS

BUILDING CONTROL STATISTICS FOR MAY 2026 vs May 2025

- BCs issued. 7 in 2026 – 18 in 2025
- Inspections. 53 in 2026 – 109 in 2025
- CCC issued. 9 in 2026 – 12 in 2025
- COAs issued. 3 in 2026 – 2 in 2025
- Number of BC Applications received. 8 in 2026 – 9 in 2025
- Number of CCC Applications received. 12 in 2026 – 14 in 2025
- Inspection fail-rate percentage: 30% in 2026 – 35% in 2025





4. NOTABLE EVENTS

- Council activated its Emergency Operations Centre (EOC) in response to the flooding event from 6 to 13 July. BCA staff undertook a range of EOC roles, resulting in delays to many business-as-usual activities. Council inspectors completed Rapid Building Assessments, and significant time and resources were dedicated to follow-up actions arising from the placarding of approximately seven dwellings across the district, including white, yellow, and red placards.
- As no report was provided for June, I am pleased to confirm that IANZ has re-issued KDC's BCA Accreditation. KDC remains classified as a low-risk BCA, with the next accreditation assessment expected in approximately March 2028.
- A Regulation 6A notification was submitted to MBIE and IANZ on 17 July 2026 regarding the implementation of the Datascape Build module. As IANZ has not previously assessed this system, the notification is likely to trigger a special assessment. To date, no response has been received from either MBIE or IANZ. Should an assessment beyond a desktop review be required, our preference is for it to take place immediately following Hurunui District Council's BCA assessment in October 2026.

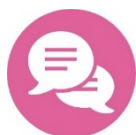
5. Building Warrant of Fitness (BWOFF) Audits

- No BWOFF audits were completed in July. Down due to staff availability, EOC event, and the Datascape Build Module implementation. 4 BWOFF audits are pre-booked for August thus far.
- To meet the required three-year audit cycle (as mandated by MBIE, requiring at least one audit every three years for each commercial building with a Compliance Schedule), the Territorial Authority must complete approximately 3–5 audits per month.
- Engagement from commercial building owners remains low, with many failing to respond to audit scheduling requests. In response, we have adjusted our approach and are now issuing pre-selected audit dates and times to building owners, rather than relying on them to confirm availability. This new approach appears to be working.

6. FINANCIAL IMPLICATIONS AND RISKS

There are no financial implications or risks to highlight.

7. COMMUNITY OUTCOMES SUPPORTED



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Future

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Report to:	Council	
Date:	26 August 2026	
Subject:	Regulatory Update	
Prepared by:	J York – Regulatory Manager	
Input sought from:	F Buchanan – Regulatory Administration Officer, L Jacobs – Food, Alcohol and Health Administrator	
Authorised by:	W Doughty – Chief Executive Officer	

1. SUMMARY

This is a routine report on recent activity in the BCA and regulatory areas of Council.

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. ANIMAL CONTROL

- Dog registration renewals will be issued from 1 July 2026. Extensive testing has been undertaken in Datascape, and the system is progressing well for full rollout. Due to the delay in issuing renewals, which would usually occur in June, the penalty date will be extended to 1 September 2026.
- Council is also working with VetCare Kaikōura to promote awareness of the cat desexing and microchipping subsidy. This work is progressing well, with an increase in the number of people requesting the service.
- There has also been an increase in residents trapping cats and contacting Council for advice. A meeting is planned with VetCare Kaikōura and the Wildlife Trust to develop a clear process moving forward.
- A communications plan is scheduled for July and August, ahead of signage being installed at beaches and the amnesty period ending in October.

4. ALCOHOL LICENSING

- All alcohol licensing forms have been updated, and the KDC website has been reviewed and refreshed to ensure it meets legislative requirements for public information.
- Additional resources and guidance have also been added to support the community and make alcohol licensing information easier to access and understand.

Licensing Activity

A total of 186 licences were issued during the reporting period, comprising:

- Special Licences: 4
- Temporary Authorities (TA): 0
- New Manager Certificates: 1
- Renewal Managers Certificates: 6
- On-Licence Renewals: 6

This shows a strong level of processing efficiency and continued demand within the district.
Alcohol Compliance and Monitoring

- Premises Inspections:
 - 14 interviews conducted
- Licensee Education:
 - Increased focus has been placed on educating premises operators, particularly regarding:
 - Appointment of certified managers
 - Use of acting and temporary managers

- General compliance obligations under the Act

This proactive engagement has contributed to improving operator understanding and reducing potential non-compliance risks.

5. FOOD ACT 2014

Kaikōura continues to demonstrate strong performance and compliance under the Food Act 2014, with no significant issues identified during the reporting period.

Regulatory Oversight & Compliance

- Kaikoura has continued to have no food businesses of interest by MPI in their oversight programme.
- MPI are monitoring all TAs throughout NZ who have verifications that are overdue by 3 months or more. Kaikoura is continuing not to be in that position.
- There have been no food complaints for the month of May.
- Hans has completed the backlog of verifications left by Food and Health Standards NZ. Back to BAU now.
- Hans is in Kaikoura once a month at this stage
- Two new food premise business' have registered with Kaikoura District Council.

Two of the business's previously struggling have been educated and helped over the line by Hans – a great impact being made already Registrations & Business Activity

- New Food Act Registrations:
 - Registered 2
 - 1 in progress
- Total Food Act Registrations:
 - 67 total businesses, comprising:
 - 61 Template Food Control Plans
 - 6 National Programme registrations

Verification & Monitoring

- Completed Verifications:
 - 6 for May 5 upcoming for June

MPI Programme & Administration

- The MPI Food Business register update has been completed and submitted to MPI
- 91% of Kaikōura food businesses have paid their fees
- The next bulk fee run is scheduled for January 2027

6. HEALTH ACT 1956

Activity under the Health Act 1956 has been minimal for the reporting period, with no significant issues or enforcement actions required.

Public Health Monitoring

- Infectious Disease Notifications: 0 reported
- Complaints and Inspections:
 - 1 complaints received
 - 1 inspections conducted during the month
 - 1 litter abatement issued

Planned Work Programme

- The annual health fee renewal run will be completed in May 2026, with fees due by 30 June 2026
- Annual inspections are scheduled to commence in July 2026, to be undertaken by Raj Deo

7. REGULATORY SUMMARY

- Simming pool inspection **63 identified swimming pools, 55 compliant, 8 non-compliance**
- Doggone reunites – **3**
- B.W.O.F processed, **13**

Visitor Accommodation

Number of Warning Letters issued:

- Large Visitor Accommodation - 41
- Small Visitor Accommodation - 30
- Number of Warning Letters issued for Breach of current RC conditions, over the maximum number of guests allowed: 4.
 - Of these properties, 3 owners have now applied for a revised RC.

Number of Abatement Letters issued:

- Large Visitor Accommodation - 25
- Small Visitor Accommodation - 9

Number of Resource Consent Applications received:

- Large Visitor Accommodation - 14
- Small Visitor Accommodation - 8

Number of properties unlisted as a result of warning/abatement letters:

- Large Visitor Accommodation - 8
- Small Visitor Accommodation – 5

Several of the properties advertising large, 5 or more, that received warning / abatement letters have now applied for RC for 4 or less so they fall under the small category. These have been checked to ensure they have amended their listings accordingly and will be monitored in future.

Several owners that responded to letters, advised they will cease to advertise. Some of these listings have blocked off future dates but not removed their advertising listing altogether. These will be monitored and checked again in spring/summer to see if they start advertising again.

Work has begun on education and enforcement for the Signs Bylaw to help lift compliance and awareness. Exemption forms have been sent out. West End businesses have all received correspondence with bylaw requirements. Off-site signs letters have gone out.

Overall, the team is in a good rhythm—focused on compliance, improving how we work, and staying proactive with local businesses and the community.

HPAI H5N1 – Operational Response and Council Planning

Highly Pathogenic Avian Influenza H5N1, commonly known as bird flu, is a serious viral disease that primarily affects birds but can also spill over into some mammals and, rarely, people.

The Council Regulatory Manager has been working with external groups and preparing a response plan. Below is an explanation of HPAI H5N1 and the current responsibilities for Council.

While HPAI H5N1 has not currently been detected in New Zealand, national agencies are actively planning for its possible arrival through migratory wild birds.

For New Zealand, a confirmed outbreak could impact native wildlife, poultry and egg production, animal welfare, trade, tourism, and public confidence.

For Kaikōura, the potential risk is particularly relevant due to the district's coastal environment, high-value wildlife areas, seabirds, Hutton's shearwater/Kaikōura tītī, seal colonies, marine tourism, rural properties, backyard poultry, and high public use of beaches, reserves and walking tracks.

Council would not be the lead response agency, but it would have an important local support role. Key responsibilities would include supporting MPI, DOC, Health NZ and Civil Defence Emergency Management as required; helping coordinate local communications; providing clear public advice; supporting reporting pathways for sick or dead birds or wildlife; managing access to affected public places if directed; protecting staff and contractors through safe work procedures and PPE guidance; and maintaining business continuity for essential Council services.

The primary purpose of Council response activities is to protect public health and safety, reduce opportunities for disease spread where practicable, and manage operational risks associated with HPAI H5N1 on council-owned or managed land. Response actions should be proportionate to the scale, location, public interface, and complexity of the incident at each site.

Council staff are not expected to act as technical biosecurity specialists. In most situations, the council role is focused on operational site management, public safety, access management, carcass management, contaminated waste handling, and public communication. Technical advice may be sought from MPI, DOC, Health New Zealand, regional council leads, or other agencies where required.

Response decisions should consider:

- The number and type of birds affected
- Whether birds are deceased, sick, distressed, mobile, or congregating at the site
Public access, public visibility, and likelihood of people or dogs interacting with birds
- Site type, including coastal areas, urban parks, reserves, wastewater sites, landfills and remote areas
- Cultural values, tikanga, taonga species and relevant engagement with mana whenua
- Environmental constraints, including proximity to waterways, groundwater, sensitive habitats or conservation land
- Availability of trained staff, contractors, personal protective equipment (PPE), vehicles, disposal options and communications support
- Whether the situation can be managed through routine operations or needs escalation

Response Coordination and Ownership

Each council should identify which team, role, or position will lead HPAI response activities on council-owned or managed land (Table 1). For each response, councils should assign a response lead. In this document, response lead refers to the person, team, role, or position responsible for coordinating the council's response activities for a site or incident.

In straightforward situations, the operational team or contractor normally responsible for the site may be able to manage the response. For example, parks or reserves staff may manage a small number of deceased birds in a reserve, while assets or wastewater teams may lead responses at wastewater or landfill sites.

More complex situations may require additional oversight. Examples include incidents involving large numbers of birds, highly visible or heavily used public areas, multiple landowners, threatened or taonga species, public concern, media interest, sensitive sites, difficult disposal arrangements, or situations beyond the capability or capacity of a single team. In these cases, councils should consider activating internal escalation pathways, involving Emergency Management staff, and/or coordinating with relevant external agencies.

The response lead may be responsible for assigning operational tasks, maintaining situational awareness, liaising with partner agencies, supporting health and safety oversight, coordinating public communications, approving escalation, and ensuring key decisions and actions are documented.

8. COMMUNITY OUTCOMES SUPPORTED

The work is in support of all/the following community outcomes.



Development

We promote and support the development of our economy



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

Report to:	Council	
Date:	26 August 2026	
Subject:	Emergency Management	
Prepared by:	A Moore – Emergency Management Officer	
Input sought from:	EOC Functions, FENZ, Police, Health, Group CDEM, others	
Authorised by:	P Kearney – Senior Manager Corporate Services	

1. SUMMARY

The purpose of this report is to keep the Mayor and Councillors informed of the activities undertaken by Emergency Management. This report is not intended to cover ongoing event updates.

2. RECOMMENDATION

It is recommended that the Council receives this report for information.

3. EOC EVENTS

Some of the lessons learnt from the July Flood event include, but are not limited to:

- The requirement for additional EOC trained volunteers who can supplement our EOC teams
- Reinforcement of the functional roles within CIMs with their responsibilities
- The need for good Resilience and Readiness Planning in the work undertaken during ‘peace time’ and in Recovery.
 - A Readiness Plan will be prepared for discussion with the management team
- Frequent yet low hours training on system platforms, scenarios, options and communication requirements
- Availability of pre-prepared documents, plans and actions
- Early warning and communications that allow preparation of the EOC, first responders, community, Marae and other support groups

4. EXERCISE PANDORA(S)

Pandora 6th July – Cancelled due to the actual rain event. We will use the briefing document as a paper exercise and discussion points in upcoming training sessions. Our scenario was based on a local tornado incident (consider October 2025)

The Group exercise will take place on 3 November for us and will be based on the triannual plan of Regional (2024), Local (2025 – skipped due to fires), and National (2026). This scenario will be Space Weather.

5. TSUNAMI SIGN CHANGES

- The evacuation areas on our maps have changed with the updated science post-earthquake which has been discussed previously with Council.
- This year, the former orange and red zones on the maps will become a single blue zone. The message is simple – if you’re in a blue zone, move uphill (or away from the coast) quickly, if you’re not in a blue zone, stay put to keep the roads clear for evacuating traffic.
- The existing blue Evacuation Route indicator signs already around town will not change.
- The larger signs with maps and “You are here” indicators used by most of the other districts will be supplied to Kaikōura free of charge for our high traffic areas from Oaro to Kekerengu. We will make use of the remaining donated wooden posts to install these.

6. OTHER

Kaikōura is hosting the Quarterly Emergency Management Forum this month at the Top Ten.

7. RELEVANT LEGISLATION

Civil Defence Emergency Management Act.

8. COMMUNITY OUTCOMES

The work is in support of all community outcomes.



Community

We communicate, engage and inform our community



Development

We promote and support the development of our economy



Services

Our services and infrastructure are cost effective, efficient and fit-for-purpose



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

Report to:	Council	
Date:	26 August 2026	
Subject:	Destination Kaikōura Quarterly Report	
Prepared by:	L Bond – Destination Manager	
Input sought from:		
Authorised by:	W Doughty – Chief Executive Officer	

1. RECOMMENDATION

It is recommended that the Council receives this report for information.

2. MAY 2026

KAIKŌURA DARK SKIES (KIDS)

The Matariki Train is set for the 11th of July arriving 6.30pm leaving 8.30pm.

Plan A is at Fyffe House

Plan B is at the Kaikōura Museum

2026 Matariki Rail Experience overview:

- Date: Saturday 11 July 2026
- Time: 3:30pm departure from Ōtautahi Christchurch | 11:30pm return
- Journey: Return rail Ōtautahi Christchurch ⇄ Kaikōura

MOANA MARK

Attended the monthly Moana Mark meeting. We are making progress in streamlining what being a partner of Moana Mark looks like, creating SOPs for the various work we do and procedure for research projects that will be potentially supported.

TRADE SUPPORT

I get many requests for help with ideas for itineraries or for updated collaterals, images etc... Our [Trade Hub](#) on the website is proving to be a very helpful resource for all and has been recently updated with a couple of new operators who are now working in the trade space.

TRENZ 2026 18-22 MAY 2026 IN AKL

Destination Kaikōura attended TRENZ 2026 in Auckland, New Zealand's largest international tourism business event. Over the course of the event, 52 scheduled appointments were held with travel trade partners, providing an important opportunity to strengthen existing relationships, establish new connections and continue positioning Kaikōura with key domestic and international tourism partners.

TRENZ remains an important platform for maintaining Kaikōura's visibility within the wider New Zealand tourism industry and ensuring the destination continues to be represented and promoted within international travel distribution channels.

This year also marked my 18th TRENZ, reflecting a long-standing involvement in New Zealand's tourism industry and the value of the relationships and networks developed over that time.



POST TRENZ TOP OF THE SOUTH FAMIL

Following TRENZ 2026, Destination Kaikōura hosted eight international travel trade agents as part of the Top of the South post-TREnz famil programme. The visit provided an important opportunity for agents to experience Kaikōura first-hand, strengthening their destination knowledge and their ability to confidently recommend and sell Kaikōura within international markets.

During their 24-hour stay, the group experienced a selection of Kaikōura’s accommodation, visitor experiences, local cuisine and hospitality. A recurring comment from participants was, “We wish we had more time here,” reinforcing both the strength of the visitor experience and the opportunity to encourage longer stays within the region.

The famil was delivered collaboratively with our Top of the South regional partners and supported by a number of Kaikōura tourism operators, including Hapuku Lodge & Tree Houses, Manakau Lodge, EcoZip Adventures, Garden City Helicopters, Whale Watch Kaikōura and Encounter Kaikōura.

This type of trade activity is an important part of Destination Kaikōura’s work to build international awareness, strengthen relationships with travel sellers and increase the inclusion of Kaikōura within New Zealand itineraries, with the longer-term objective of growing visitor nights, length of stay and regional visitor expenditure.



KAIKOUA COMES TO CHRISTCHURCH – SUDIMA HOTEL EVENT

Destination Kaikōura participated in the Kaikōura Comes to Christchurch industry event, hosted by Sudima Hotels. The networking evening attracted 47 attendees and provided a valuable opportunity to profile Kaikōura and its tourism offering within the important Christchurch market.

Participating Kaikōura operators were each given an opportunity to present their business and visitor experiences, generating strong engagement and interaction with attendees throughout the evening. The format enabled operators to build new connections, strengthen existing industry relationships and increase awareness of the breadth of experiences available in Kaikōura.

Christchurch remains an important gateway and visitor market for Kaikōura, making opportunities such as this valuable in strengthening regional connections and encouraging greater consideration of Kaikōura within South Island travel itineraries.

Destination Kaikōura acknowledges Leigh Higgins and the Sudima Hotels team for hosting the event and providing a valuable platform for Kaikōura's tourism industry to connect directly with the Christchurch market.



END OF SEASON OPERATOR GET TOGETHER

Despite the weather there was still a good number attend this get together. It is always great to have everyone get together and spend time connecting. We will look to do something like this again before the summer season.



LUNCH N LEARN SESSION – ACCESSIBLE TOURISM WITH JEZZA

Held on Wednesday 29th April 11am - 12pm

Recording found here <https://youtu.be/LrByBie6sk8>

KAIKŌURA EARTHQUAKE 10 YEAR ANNIVERSARY PLANNING

Kaikōura 10yrs on – Resilient by Nature Event

We have a working group that meets regularly for planning for this event.

DATA HUB WITH Vistr

Visit our dedicated Visitor Data page on the Destination Kaikōura website:

<https://www.Kaikōura.co.nz/Kaikōura-industry-support/visitor-data/>

Monthly Destination Performance Report

Destination Kaikōura - March 2026



Performance Indicators

Visitation / Visitor Days		Visitor Spending		Accommodation Occupancy		Tourism-related Employment	
Domestic	International	Domestic	International	Commercial	Short-term Rental	Filled Jobs	Employment Earnings
161K	79K	9.1M\$	9.3M\$	73%	Short-term rental data is unfortunately not available for March 2026 due to a significant data outage	430	1.9M\$
vs. Mar '25 ▼ -12%	vs. Mar '25 ▲ 67%	vs. Mar '25 ▲ 6%	vs. Mar '25 ▲ 23%	vs. Mar '25 ▼ -1%pt.		vs. Mar '25 ▲ 8%	vs. Mar '25 ▲ 12%
All NZ ▼ -10%	All NZ ▲ 19%	All NZ ▲ 4%	All NZ ▲ 22%	All NZ ▲ 2%pt.		All NZ ▲ 1%	All NZ ▲ 8%

Month at a Glance

- International visitation: ▲ Led the entire South Island with visitor days up ▲ +67% YoY, with broad growth across European, North American, and Asian markets. Unique visitor growth trailed significantly behind indicating an increase in the average time spend in region by international visitors.
- Domestic softness: ▼ Visitor days contracted ▼ -12% YoY (weakest in the South Island), with Canterbury (the largest source) contracting sharply in a pattern confirmed by the quarter ending trend.
- Domestic visitor yield: ▲ Spending grew ▲ +6% YoY despite significant visitor day contractions, suggesting higher average spend per visitor.
- Holiday Parks & Campgrounds: ▲ Carried the accommodation sector with guest nights up ▲ +7% YoY (49% share), while small motels contracted ▼ -17% YoY on soft domestic demand.
- Tourism workforce expansion: ▲ Driven by both the Accommodation & Food and Beverage Services industries
- Kaikōura's tourism workforce expansion: Filled jobs rose ▲ +8% YoY, ranking second among South Island RTOs., driven by Accommodation, Food & Beverage Services and Activity Services jobs.

TOPS OF THE SOUTH TOURING ROUTE (TOTS)

Development and planning (on going with monthly meetings)

TE KOROWAI & KITI BOARD MEETING

Attend the monthly meetings.

OPERATOR NEWSLETTER

Fortnightly e-newsletter to database of 230 Kaikōura business contacts.

3. JUNE 2026

KAIKŌURA DARK SKIES (KIDS)

Attend planning workshops plus monthly meetings where I am the chairperson.

WHALE TRAIL

To keep up with what is happening with the Whales Trail visit <https://www.thewhaletail.nz/news>

MOANA MARK

If you haven't looked at the Moana Mark website for a while, please take to look through, there has been a lot of work put into it. <https://www.moanamark.com/>

WINTER IN KAIKŌURA CAMPAIGN IS WELL UNDERWAY

Destination Kaikōura in June was midway through its Winter Campaign, with encouraging engagement recorded across campaign activity at that time. The campaign was focused on stimulating visitation during the traditionally quieter winter period and reinforcing Kaikōura's appeal as a year-round destination.

Strong support was received from local tourism operators, with a range of winter offers developed for families, couples and visitors seeking a seasonal getaway. These offers provide additional reasons to visit while

showcasing the breadth of experiences, accommodation and hospitality available throughout the cooler months.

Campaign activity is being amplified across Destination Kaikōura and participating operator channels, extending reach and encouraging conversion through collaborative destination messaging.

With the school holiday period forming an important component of the campaign, activity will continue to focus on increasing awareness, supporting local operators and driving winter visitation, overnight stays and visitor expenditure across the region.



CONSUMER NEWSLETTER

Sent out our quarterly newsletter to our consumer database which has close to 8000 subscribers. Highlighting the winter deals available as well as providing reasons to visit Kaikōura this winter.

STUFF NZ

Working with the Top of the South team in getting the travel journalist for Stuff to travel our regions and write a travel feature. It has been agreed that she (Emma) will travel the Top of the South mid-Sep with a travel piece to come out in October.

NZ FINE TOURS

Destination Kaikōura attended the inaugural Fine Tours Group Mid-Winter Bingo & Regional Round Up alongside a number of Kaikōura tourism operators. The event brought together tourism partners from across the South Island and provided an opportunity to share destination updates, showcase Kaikōura's visitor offering and strengthen relationships with key travel trade partners.

Events such as this provide valuable opportunities to maintain Kaikōura's profile with travel sellers, ensuring the destination remains front-of-mind when developing and recommending New Zealand itineraries. The informal format also enabled participating Kaikōura operators to connect directly with industry partners and build relationships that can support future business and visitation.



HOSTED KYLE FROM BAREKIWI

Destination Kaikōura partnered with Kyle, one of New Zealand's GoPro Ambassadors, to create an astrophotography tutorial showcasing how to capture the night sky using the latest GoPro.

Filmed under Kaikōura's night sky, the content was subsequently featured through GoPro's international channels and shared widely within the astrophotography community, providing valuable global exposure for Kaikōura.

The collaboration represents a strong example of leveraging strategic partnerships to extend Destination Kaikōura's marketing reach. GoPro's selection of Kaikōura as the setting for this content also provides valuable third-party recognition of the quality of our night sky and supports our continued positioning of Kaikōura as a leading destination for stargazing and astrotourism.

Watch the full tutorial here: https://youtu.be/ie_Klq5dmO0?si=ysdWcNkzX6b34zD-

MEETINGS 2026

Destination Kaikōura attended MEETINGS 2026, New Zealand's premier business events showcase, representing the region in partnership with ChristchurchNZ.

Over the two-day event, 44 scheduled appointments were held with event planners, conference organisers and corporate buyers. Discussions covered opportunities ranging from executive and wellness retreats through to conferences and business events of up to 150 delegates.

Interest in Kaikōura as a business events destination continues to grow, supported by the region's combination of quality accommodation, purpose-built meeting spaces, exceptional food and hospitality, and the ability to incorporate distinctive visitor experiences into conference and incentive programmes.

Growing the business events sector represents an important opportunity for Kaikōura, particularly in supporting midweek and shoulder-season visitation, increasing visitor nights and expenditure, and providing additional business to accommodation, hospitality and activity operators.

Participation in MEETINGS provides Destination Kaikōura with direct access to key decision-makers and an important platform to position the region as a compelling alternative for conferences, incentive programmes, leadership retreats and corporate events.



DATA HUB

A reminder that we upload monthly visitor data in the [Kaikōura Industry Hub](#) on the Destination Kaikōura website. Data is for two months previous.

Monthly Destination Performance Report

Destination Kaikōura - April 2026



Performance Indicators

Visitation / Visitor Days		Visitor Spending		Accommodation Occupancy		Tourism-related Employment	
Domestic	International	Domestic	International	Commercial	Short-term Rental	Filled Jobs	Employment Earnings
175K	International and total visitor counts are temporarily unavailable from April 13 due to a telco data-collection issue, with a future backfill anticipated.	10.7M\$	6.2M\$	57%	59%	420	2.1M\$
vs Apr '25 ▲ -7%		vs Apr '25 ▲ 3%	vs Apr '25 ▲ 23%	vs Apr '25 ▼ -3%pt.	YoY unavailable due to a data gap in last year's figures.	vs Apr '25 ▲ 11%	vs Apr '25 ▲ 16%
All NZ ▼ -8%		All NZ ▲ 4%	All NZ ▲ 26%	All NZ ↔ 0%pt.		All NZ ▲ 1%	All NZ ▲ 2%

Month at a Glance

Spending outpaced visitation: ▲ Visitor spending jumped ▲+10% YoY despite total guest nights and domestic visitor days falling (both ▼-7% YoY), pointing to higher average daily spend

Canterbury visitors pulled back: ▼ The dominant domestic source market (25% share) contracted ▼-29% YoY, a structural weakness confirmed by the quarter-ending trend (▼-24% QE YoY)

International spend surge: ▲ International visitor spending jumped ▲+23% YoY, led by the United States (46% share, ▲+36% YoY)

Stark shift in visitor mix in lodges & boutique accommodation up: ▲ International demand for lodges & boutique accommodation rose (guest nights ▲+20% YoY), while the domestic segment pulled back (▼-25% YoY)

Tourism workforce expanded: ▲ Filled jobs jumped ▲+11% YoY with earnings up ▲+16% YoY, placing Kaikōura first among South Island RTOs for earnings growth

TOPS OF THE SOUTH TOURING ROUTE (TOTS)

Development and planning (on going with monthly meetings)

TE KOROWAI & KITI BOARD MEETING

Attended the monthly meetings

OPERATION NEWSLETTER

Fortnightly e-newsletter to database of 230 Kaikōura business contacts.

4. JULY 2026

KAIKŌURA DARK SKIES (KIDS)

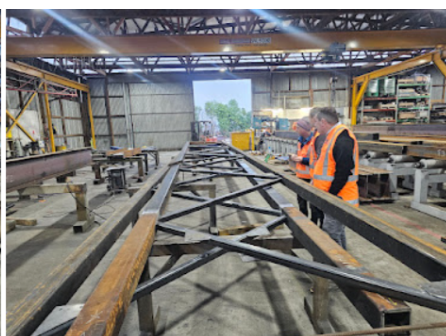
Attend planning workshops plus monthly meetings where I am the chairperson.

The Matariki Train that was set for the 11th July ended up being cancelled due to damage to the tracks during the flooding event. While this is a shame at least, we have a solid plan set to go for next year's train should Kiwi Rail wish to run this special train again.

WHALE TRAIL

To keep up with what is happening with the Whales Trail visit <https://www.thewhaletrail.nz/news>

The 3 creek bridges for Kaikōura are now funded. Work is underway on the bridges.



WINTER IN KAIKŌURA CAMPAIGN WITH MAVERICK DIGITAL

Our winter campaign was put on hold during the recent flooding event for 5 days and then started up again, ended up running until the 24th July.

WINTER IN KAIKŌUR CAMPAIGN RESULTS

Overall results

Across Google and Meta

- There were 1.3 million impressions
- Which resulted in 22.6k clicks through to the campaign landing pages
- With a low average cost per click of \$0.35
- A high average click through rate of 1.75%

TOTS

The GMs that make up the Top of the South met in person recently in Blenheim. Discussions were had around what is our strategic plan for the next 12 months and beyond. We put together a work programme and will start to implement over the coming months.



TOTS EOI FOR REGIONAL BOOST FUND #3

The Tourism Minister and MBIE recently announced Round 3 of the Regional Boost Fund, this time a funding pool of \$5million being made available. It was another short turn around for Expressions of Interest.

The TOTs EOI was built around the concept of 'Savour the Journey', being a collaborative campaign targeting Australian visitors to the Top of the South, with a primary focus on travellers connecting via direct flight services into Christchurch and a strong focus on Double Income No Kids (DINKs) and Empty Nesters.

The campaign is built around distribution partnerships with Expedia, THL (Britz), and Campermate, and is designed to drive incremental visitation and spend across all partner RTO regions during the campaign period.

The total we requested in our EOI being \$650,000

We heard back from MBIE to say that our EOI was successful for the amount requested and that we are now to put together a full application bid which we are all working on right now. Due date for this to be in is 9am 30th July 2026. We are hopeful to get past the next stage and get our campaign underway.

We have heard there was \$9.5 million requested total for a \$5 million funding pool, so we are really happy to have our full amount endorsed.

Destination Kaikōura is also part of a China focused campaign for the Central South Island, I am still waiting to hear if this was successful or not.

TNZ – MICHELIN FAMIL

Destination Kaikōura hosted a Tourism New Zealand famil for nine international guests visiting New Zealand in connection with the Michelin Guide release. The visit provided an important opportunity to position Kaikōura with an influential international audience and showcase the region's growing premium visitor offering.

The curated itinerary highlighted the diversity and quality of experiences available in Kaikōura, including dining under the stars, a half-day cooking experience at Hapuku Kitchen, EcoZip Adventures, and a specially created East Meets Hiku dining experience at Hiku Restaurant.

The famil showcased Kaikōura's distinctive combination of exceptional food and hospitality, nature-based experiences and remarkable landscapes. It also provided valuable third-party exposure through Tourism New Zealand, supporting Destination Kaikōura's work to strengthen the region's profile in international markets and attract higher-value visitors.

Opportunities such as this demonstrate the value of strong national tourism partnerships and enable Kaikōura to gain international exposure that would be difficult to achieve through Destination Kaikōura's own marketing channels alone.



UNIVERSITY OF GEORGIA

Had two groups visit from this university and was guest speaker for both. Talking mainly around Destination Management and what this looks like.

VISITOR & WILDLIFE INTERACTIONS DISCUSSIONS UPDATE

DOC, TECNZ, TNZ, TIA, RTNZ and Destination Kaikōura have had two online sessions now talking through what best practises are for the upcoming summer and wildlife interactions in just ion Kaikōura but around the nation. These have been productive conversations with TNZ and DOC being very proactive in putting together collateral, messaging for social media and create education pieces for trade etc...

Here is an example of one document that has been put together both in English and in Madarin:

[Dcoument](#)

CENTRAL SOUTH ISLAND SHOWCASE – 15TH SEPTEMBER

There are 60 operators from around the Top of the South going to be represented at this showcase. We have the following Kaikōura businesses being represented:

- Hapuku Kitchen
- Hapuku Lodge & Treehouses
- EcoZip Adventures
- Dolphin & Albatross Encounter

- Kaikōura Helicopters
- Manakau Lodge (First time attendance)
- Maungamaunu Retreat (First time attendance)
- Kaikōura Stargazing (First time attendance)

DATA HUB

A reminder that we upload monthly visitor data in the [Kaikōura Industry Hub](#) on the Destination Kaikōura website. Data is for two months previous.

Monthly Destination Performance Report

Destination Kaikōura - May 2026



Performance Indicators



Month at a Glance

Canterbury-led domestic pullback: ▼ Domestic visitor days fell ▼-7% YoY and visitor nights contracted ▼-12% YoY, with the decline concentrated in Canterbury (▼-22% YoY) and Marlborough (▼-21% YoY) rather than across all source markets.

Auckland source-market resilience: ▲ Auckland climbed from fourth to second largest domestic source market, with visitor days growing ▲+11% YoY and strong quarter-ending momentum (▲+26% QE YoY).

International accommodation recovery: ▲ International guest nights jumped ▲+16% YoY, helping offset the domestic guest night contraction (▼-10% YoY) and limiting the total guest night decline to ▼-3% YoY.

International support across accommodation types: ▲ International guest nights rose strongly in Holiday Parks & Campgrounds (▲+26% YoY) and Motels & Apartments (>20) (▲+29% YoY), providing a floor while domestic demand softened across most property types.

South Island-leading tourism workforce expansion: ▲ Tourism-related filled jobs jumped ▲+12% YoY, ranking first among South Island RTOs, led by strong growth in Accommodation (▲+17% YoY) and Food & Beverage Services (▲+16% YoY).

TOPS OF THE SOUTH TOURING ROUTE (TOTS)

Development and planning (on going with monthly meetings)

TE KOROWAI & KITI BOARD MEETING

Attend the monthly meetings.

OPERATOR NEWSLETTER

Fortnightly e-newsletter to database of 230 Kaikōura business contacts.

COMING UP

- RTNZ Online Hui
- 10Yr EQ Anniversary planning meetings
- NZ Fine Tours Famil

- Today Show (Australia) filming
- Hosting 17pax from Shanghai Municipal Ocean Bureau
- China Ready Workshop 8th September
- Health & Safety Overview and Update
- If successful kicking into campaign mode with Regional Boost Fund #3

5. COMMUNITY OUTCOMES SUPPORTED



Community

We communicate, engage and inform our community



Development

We promote and support the development of our economy



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

PLEASE NOTE

APT – Alpine Pacific Touring Route – 3 regions working together. Christchurch + Hurunui + Kaikōura

TOTS – Top of the South – 5 regions working together. Kaikōura + Hurunui + West Coast + Nelson Tasman + Marlborough

TNZ – Tourism New Zealand

RTNZ – Regional Tourism New Zealand

RTO – Regional Tourism Organisation

Report to:	Council
Date:	26 August 2026
Subject:	IWK Year End Report 2025/26
Prepared by:	Jacki Remihana – IWK General Manager
Input sought from:	Jacki Remihana – IWK General Manager
Authorised by:	Will Doughty – Chief Executive

1. SUMMARY

This report is to provide the Shareholder with an annual overview of Innovative Waste Kaikōura Limited's performance against the objectives and performance measures contained in the 2025/26 Statement of Intent, and to present the draft year-end financial results for the year ended 30 June 2026.

Attachments:

- A. *Operational overview report*
- B. *Draft Financial Statements to 30 June 2026*

2. RECOMMENDATIONS

It is recommended that the Council:

- a) receives the Innovative Waste Kaikōura Limited Year End Report for the year ended 30 June 2026 for information
- b) notes the financial statements remain in draft and are subject to completion of the external audit
- c) provides any feedback for consideration in future shareholder reporting.

3. BACKGROUND

The 2025/26 Statement of Intent sets out IWK's objectives, activities, financial targets and non-financial performance measures. Quarterly reports were provided to Council during the year. A separate third-quarter report was not presented due to Council meeting timing; the relevant information has been incorporated into this year-end report.

This report should be read alongside the draft IWK financial statements for the year ended 30 June 2026.

IWK welcomes ongoing feedback to ensure the report continues to meet Council's expectations and information needs.

4. OVERVIEW

IWK delivered a strong financial and operational result for the 2025/26 financial year. Essential services were maintained across Three Waters, the Resource Recovery Centre, kerbside collections, public amenities and commercial waste activities. The Company also continued to strengthen health and safety systems, staff capability, governance controls and waste minimisation initiatives.

Overall, the majority of Statement of Intent measures were achieved, with financial performance ahead of budget and service delivery measures strongly achieved. The principal exceptions were diversion, LTIFR, near-miss reporting and selected financial ratio targets.

Draft financial statements record total revenue of \$2.912 million and an operating surplus before tax of \$102,803, compared with the Statement of Intent budget of \$63,799. After recognising deferred tax of \$34,203, the draft net surplus after tax is \$68,600. Equity increased from \$699,656 to \$768,256, and cash and cash equivalents at year end were \$304,037.

Service performance remained strong. Urgent callouts achieved 100% compliance for both water and wastewater, non-urgent callouts achieved 99.6%, no recycling service requests were received, no abatement notices or infringements were issued, and the Resource Recovery Centre result in the KDC Annual Residents Survey improved to 73%.

Areas not fully achieved were the 55% diversion target, the LTIFR target, the near-miss reporting rate and selected financial ratio targets. These are addressed in the relevant sections of this report, together with the focus for 2026/27.

5. COMMUNITY OUTCOMES SUPPORTED

	Community We communicate, engage and inform our community		Environment We value and protect our environment
	Development We promote and support the development of our economy		Future We work with our community and our partners to create a better place for future generations
	Services Our services and infrastructure are cost effective, efficient and fit-for-purpose		

ATTACHMENT

- **IWK Financial Statement to 30 June 2026**
- **Operational Overview Report to 30 June 2026**



INNOVATIVE WASTE KAIKOURA LTD

PO Box 107 - Kaikoura - New Zealand

Phone - (03) 319 7148

Email - iwk@iwk.org.nz

IWK YEAR END REPORT – YEAR ENDED 30 JUNE 2026

Executive Summary

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Areas not fully achieved were the 55% diversion target, the LTIFR target, the near-miss reporting rate and selected financial ratio targets. These are addressed in the relevant sections of this report, together with the focus for 2026/27.

Key measure	2025/26 result	SOI target / budget	Status
Total revenue	\$2,912,192	\$2,797,035	Achieved
Operating surplus before tax	\$102,803	\$63,799	Exceeded
Net surplus after tax	\$68,600	\$63,799	Achieved
Equity	\$768,256	\$730,091	Exceeded
Cash and cash equivalents	\$304,037	\$199,110	Exceeded
Urgent callout response	100% water; 100% wastewater	98%	Achieved
Non-urgent callout response	99.6%	98%	Achieved
Diversion from landfill	49.09%	55%	Not achieved

1. Performance Against Statement of Intent Objectives

SOI objective	Overall assessment	Year-end commentary
Deliver excellent services	Achieved	IWK maintained all core contracted services and met the principal response, compliance and customer service measures. Urgent water and wastewater response was 100%, non-urgent response was 99.6%, and no recycling collection service requests were received.
Educate the community	Achieved	The annual targets for social media posts, hard media advertisements, school engagement and three public tours of the Resource Recovery Centre were recorded as achieved.
Be a good employer	Mostly achieved	RRC competency training reached 93.9%, exceeding the 75% target. Health monitoring and respirator fit testing were introduced, and the Drug and Alcohol Policy was implemented. The LTIFR and near-miss reporting targets were not achieved.
Be innovative	Achieved	IWK progressed waste minimisation initiatives, including purchase of the polystyrene densifier, and continued to identify procurement efficiencies, operational improvements and alternative recovery opportunities.
Consider expansion and diversification	Achieved / ongoing	Commercial waste, recycling, event waste and community partnerships continued. Future opportunities remain subject to strategic alignment, contract certainty and shareholder direction.

2. Financial Performance

The financial statements remain draft and may change through the audit process. The results below are taken from the draft Annual Report prepared for the year ended 30 June 2026.

Measure	Draft actual	SOI budget	Variance	Comment
Revenue	\$2,912,192	\$2,797,035	+\$115,157	4.1% above budget
Operating surplus before tax	\$102,803	\$63,799	+\$39,004	61.1% above budget
Net surplus after tax	\$68,600	\$63,799	+\$4,801	7.5% above budget
Equity	\$768,256	\$730,091	+\$38,165	5.2% above budget
Cash and cash equivalents	\$304,037	\$199,110	+\$104,927	Above budget
Property, plant and equipment	\$765,210	\$742,949	+\$22,261	Above budget

Note: Fixed Asset Turnover remains to be confirmed in the draft Annual Report and will be updated once the final audit calculation is agreed.

Financial commentary

- Total revenue exceeded budget by \$115,157. Revenue was slightly below the 2024/25 result of \$2.950 million, which included other revenue and asset-sale gains not repeated to the same extent in 2025/26.
- The operating surplus before tax of \$102,803 was \$39,004 above budget and materially stronger than the prior-year surplus before tax of \$9,082.
- Wages and salaries were \$61,736 above budget, while operational costs and depreciation were below budget. Other operating expenses and finance costs were above budget.
- The net surplus after tax was reduced by a deferred tax expense of \$34,203. The Statement of Intent budget did not include an income tax expense.
- Equity increased by \$68,600 during the year to \$768,256.

Financial position and cashflow

At 30 June 2026, IWK held current assets of \$647,559 and current liabilities of \$560,676. Cash and cash equivalents were \$304,037. Operating cashflow was positive at \$21,582, although lower than budget, primarily because receipts from customers were affected by the timing of debtors. Capital purchases totalled \$73,587. Total borrowings were \$162,194, broadly consistent with the prior year.

Accounts receivable increased to \$244,977, including \$190,139 due from Kaikōura District Council. While the Company remained profitable, operating cashflow of \$21,582 was below budget due primarily to the timing of debtor receipts. The timing and collection of receivables will continue to be monitored closely during 2026/27.

3. Service and Client Performance

Performance measure	Target	2025/26 result	Status
Urgent water callouts responded to within required timeframe	98%	100%	Achieved
Urgent wastewater callouts responded to within required timeframe	98%	100%	Achieved

Performance measure	Target	2025/26 result	Status
Non-urgent callouts responded to within 48 hours	98%	99.6%	Achieved
Recycling collection service requests	Less than 20	0	Achieved
Compliance with and provision of contractual KPI information	Achieved	Achieved	Achieved
Unqualified audit opinion	Unqualified	Unqualified for 2024/25; 2025/26 audit underway	In progress
Abatement notices or infringements	0	0	Achieved
Complaints due to service requests not actioned appropriately	Less than 10	1	Achieved
KDC Annual Residents Survey - Resource Recovery Centre	Continuous improvement	73% (2024/25: 70%)	Achieved

Service delivery remained resilient across the year. Staff continued to maintain essential services during operational pressures and weather-related events, with response performance meeting or exceeding the SOI targets.

4. Health, Safety and Wellbeing

Measure	Target	Result	Status
5% reduction in TRIFR	5% reduction	48.18 vs 79.54 in 2024/25 (~39% reduction)	Achieved
LTIFR	Less than 6	6.88	Not achieved
Near-miss reporting rate	2.0 or better	1.0	Not achieved
RRC staff competency training	75%	93.9%	Achieved
Staff survey - safe work environment	4.0 or better	To be confirmed	TBC

The Total Recordable Injury Frequency Rate reduced from 79.54 in 2024/25 to 48.18 in 2025/26, an improvement of approximately 39%, substantially exceeding the SOI requirement for a 5% reduction. One lost-time injury resulted in an LTIFR of 6.88, slightly above the target of less than 6.

The near-miss reporting rate of 1.0 was below the target of 2.0, indicating that further emphasis is required on proactive reporting and learning from lower-severity events.

Key improvements completed during the year included adoption of the Drug and Alcohol Policy, commencement of annual health monitoring, respirator fit testing, continued competency development, toolbox meetings and targeted staff training. The 2026/27 focus will remain on traffic management, public interaction risks, equipment and plant safety, and strengthening near-miss reporting.

5. Waste Minimisation, Education and Community Outcomes

Measure	Target	Result	Status
Social media posts	24	Achieved	Achieved

Measure	Target	Result	Status
Hard media advertisements	6	Achieved	Achieved
School engagement	Invite schools annually	Achieved	Achieved
Public tours of Resource Recovery Centre	3	Achieved	Achieved
Diversion from landfill	55%	49.09%	Not achieved

The diversion result improved from 47.50% in 2024/25 to 49.09% in 2025/26 but remained below the 55% SOI target. The result continued to be influenced by the timing of materials leaving site, available markets for recyclable commodities and the composition of waste received.

Improvement actions include commissioning the polystyrene densifier, progressing the Waste Minimisation Educator role, maintaining the focus on plastics and other recoverable materials, supporting reuse initiatives and continuing community education.

IWK also continued to support community initiatives, including free collection and disposal support for the Kaikōura Community Op Shop, the Christmas Grotto, community events and sponsorship activities.

6. Governance, Audit and Internal Controls

IWK received an unqualified audit opinion for the 2024/25 year. Six recommendations were identified, including two urgent recommendations relating to segregation of duties and payroll access and masterfile changes. The recommendations were reported to the Board and implementation work continued during 2025/26.

Audit area	Priority	Year-end position
Segregation of duties	Urgent	Actions underway / controls strengthened
Payroll access and masterfile changes	Urgent	Actions underway / controls strengthened
Diversion reconciliation to Weightrax	Necessary	Quarterly reconciliation process being embedded
Sensitive Expenditure Policy	Necessary	Implemented / noted
Asset sale approval and process	Necessary	Policy and approval process strengthened
Charities Services annual return	Necessary	Compliance requirement noted

The 2025/26 audit is scheduled to commence in August 2026. The draft financial statements presented with this report remain subject to audit adjustment and completion of the audit opinion.

7. Strategic Environment and Outlook

The most significant strategic issue is the future delivery of services beyond 30 June 2027. The Solid Waste, Public Amenities and Three Waters contracts are due to expire on that date. The Three Waters contract is not being renewed by Kaikōura Hurunui Water Services past 30 June 2027.

The wider Local Government Reform process may also influence future governance and service delivery arrangements. These matters create uncertainty for IWK and its staff and require clear, timely direction from the Shareholder.

Priorities for 2026/27

- Maintain safe, reliable and cost-effective delivery of all contracted services.
- Complete the 2025/26 external audit and implement any recommendations.
- Commission the polystyrene densifier and expand waste minimisation and education activity.
- Improve diversion performance toward the 55% target.
- Strengthen near-miss reporting, traffic management and public interaction controls.
- Manage receivables, liquidity and cost pressures while maintaining appropriate investment in staff and assets.
- Work with Council and Kaikōura Hurunui Water Services on future service arrangements.
- Seek timely Shareholder direction on the future role and structure of IWK beyond 30 June 2027.

8. Conclusion

IWK delivered a positive year-end result, with the majority of Statement of Intent measures achieved and financial performance ahead of budget. The Company maintained essential services, improved its financial result and equity position, strengthened staff competency and health and safety systems, and continued to support environmental and community outcomes.

The principal areas requiring continued focus are diversion performance, the LTIFR and near-miss reporting measures, receivables and liquidity management, completion of audit recommendations, and strategic certainty regarding IWK's role beyond 30 June 2027.

Appendix 1 - Consolidated Statement of Intent Scorecard

Area	Measure	Target	Result	Status
Financial	Revenue	\$2,797,035	\$2,912,192	Achieved
Financial	Operating surplus before tax	\$63,799	\$102,803	Achieved
Financial	Return on equity	9%	8.93%	Not achieved
Financial	Equity	\$730,091	\$768,256	Exceeded
Financial	Liquidity ratio excluding holiday pay	1.5	1.39	Not achieved
Financial	Wages as % of revenue	41%	41.42%	Achieved
Financial	R&M as % of revenue	1%	1.91%	Not achieved
Client satisfaction	Urgent water response	98%	100%	Achieved
Client satisfaction	Urgent wastewater response	98%	100%	Achieved
Client satisfaction	Non-urgent response	98%	99.6%	Achieved
Client satisfaction	Recycling service requests	<20	0	Achieved
Service performance	Abatement notices / infringements	0	0	Achieved
Service performance	Complaints not actioned	<10	1	Achieved
Service performance	Residents Survey - RRC	Continuous improvement	73% vs 70%	Achieved
Health & Safety	TRIFR reduction	5% reduction	48.18 vs 79.54 (39% reduction)	Achieved
Health & Safety	LTIFR	<6	6.88	Not achieved
Health & Safety	Near-miss reporting rate	2.0 or better	1.0	Not achieved
Health & Safety	RRC competency training	75%	93.9%	Achieved
Education	Social media posts	24	Achieved	Achieved
Education	Hard media advertisements	6	Achieved	Achieved
Education	School engagement	Annual	Achieved	Achieved
Education	Public tours	3	Achieved	Achieved
Diversion	Diversion from landfill	55%	49.09%	Not achieved

IWK Annual Report (DRAFT)

Innovative Waste Kaikoura Limited
For the year ended 30 June 2026

Prepared by WK Strawbridge Limited

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8	Balance Sheet
9	Statement of Cash Flows
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16	Notes to the Financial Statements
27	Statement of Service Performance
30	Audit Report

Draft

Directory

Innovative Waste Kaikoura Limited **For the year ended 30 June 2026**

Date of Incorporation

30 June 2000

Company Number

1045695

Registered Office

82 Scarborough Street, Kaikoura 7300

Company Status

Registered Company

Issued Capital

100 Shares

Shareholders

Kaikoura District Council - 100 Ordinary Shares

Directors

D Yallop - Appointed on 28 August 2024
RM Roche - Appointed on 18 December 2025
AH Gulleford - Appointed on 18 December 2025
M Redwood - Appointed on 16 June 2026
J Boer - Resigned on 18 December 2025
DL Brandish - Resigned on 16 June 2026
GR Hughes - Resigned on 18 December 2025
CJ Mackle - Resigned on 16 June 2026

Business Location

82 Scarborough Street, Kaikoura 7300

Nature of Business

Operation of Kaikoura Recovery Centre & Landfill.
Contracted maintenance services for Council's Three waters assets.

IRD Number

076-884-188

GST Status

Payments Basis, Two Monthly Returns, Coinciding with Balance Date

Chartered Accountants

WK Strawbridge Limited
Level 1, 47 Bridge Street
Nelson

Auditor

Audit New Zealand on behalf of Auditor-General

Barrister and Solicitors

Gascoigne Wicks 79 High Street, PO Box 2, Blenheim 7240

Bankers

Bank of New Zealand
Kaikoura

Draft

Directors Report

Innovative Waste Kaikoura Limited For the year ended 30 June 2026

The Directors present their annual report including the financial statements of the company for the year ended 30 June 2026.

Principal activities

The business of the company is the operation of the Kaikoura resource recovery centre & landfill. The company also has a five year contract to provide contractual maintenance services in Kaikoura for the Council for storm water, waste water and water supply. The nature of the company's business has not changed during the year.

Auditors

The company's Auditors were Audit New Zealand on behalf of Auditor-General .

Audit New Zealand are willing to continue as the company auditors.

Directors Disclosures

The Related Party and Interest Register is updated throughout the year and is a complete record.

No Director acquired or disposed of any interest in shares in the company.

The following Directors held office:

D Yallop - Appointed on 28 August 2024

RM Roche - Appointed on 18 December 2025

AH Gulleford - Appointed on 18 December 2025

M Redwood - Appointed on 16 June 2026

J Boer - Resigned on 18 December 2025

DL Brandish - Resigned on 16 June 2026

GR Hughes - Resigned on 18 December 2025

CJ Mackle - Resigned on 16 June 2026

No other person was a Director at any time.

Director's Remuneration

No Directors remuneration was paid by the Company during the year.

The Board of Directors received no notices from Directors wishing to use company information received in their capacity as Directors which would not have ordinarily been available.

Signed for and on behalf of the Board of Directors

Director

Director

Date:

Date:

Statement of Comprehensive Income

Innovative Waste Kaikoura Limited

For the year ended 30 June 2026

	NOTES	2026 (\$)	BUDGET 2026 (\$)	2025 (\$)
Revenue				
Operational Sales	1	2,911,225	2,797,035	2,930,623
Other Revenue	1	967	-	19,831
Total Revenue		2,912,192	2,797,035	2,950,455
Expenses				
Wages & Salaries		1,206,336	1,144,600	1,264,916
Operational Costs		1,040,937	1,066,544	1,024,020
Finance Costs	3	9,029	6,488	6,545
Depreciation	7	103,929	122,640	107,430
Other Operating Expenses	2	449,158	392,964	538,462
Total Expenses		2,809,389	2,733,236	2,941,373
Operating surplus/ (deficit) before tax		102,803	63,799	9,082
Income Tax				
Income tax for the year				
Deferred Taxation		34,203	-	(5,137)
Total Income tax for the year		34,203	-	(5,137)
Net surplus/ (deficit) after tax		68,600	63,799	14,219
Total comprehensive surplus/ (deficit) after tax		68,600	63,799	14,219

These financial statements are to be read in conjunction with the Notes to the Financial Statements.

Statement of Movement in Equity

Innovative Waste Kaikoura Limited For the year ended 30 June 2026

	2026 (\$)	2025 (\$)
Equity		
Opening Balance	699,656	685,437
Total Comprehensive Revenue and Expense	68,600	14,219
Total Equity	768,256	699,656

Draft

These financial statements are to be read in conjunction with the Notes to the Financial Statements.

Balance Sheet

Innovative Waste Kaikoura Limited As at 30 June 2026

	NOTES	2026 (\$)	BUDGET 2026 (\$)	2025 (\$)
Assets				
Current Assets				
Cash & Cash Equivalents	4	304,037	199,110	358,379
Debtors & Other Receivables	5	297,614	228,837	102,184
Stock on Hand	6	45,908	18,144	38,380
Total Current Assets		647,559	446,091	498,943
Non-Current Assets				
Property, Plant & Equipment	7	765,210	742,949	796,030
Total Non-Current Assets		765,210	742,949	796,030
Total Assets		1,412,769	1,189,040	1,294,973
Liabilities				
Current Liabilities				
Trade and Other Payables	8	163,637	162,397	332
Receipts in advance		92,024	-	-
Employee Benefit Liabilities	9	158,887	147,636	127,690
Income Tax	17	1	0	1
Loans	10	78,357	40,620	,831
GST		33,063	27,328	23,259
Deferred Tax Liability	17	34,707	5,641	504
Rounding		-	-	-
Total Current Liabilities		560,676	383,622	488,617
Non-Current Liabilities				
Loans	10	83,837	75,327	106,699
Total Non-Current Liabilities		83,837	75,327	106,699
Total Liabilities		644,513	458,949	595,317
Net Assets		768,256	730,091	699,656
Equity				
Share Capital	12	100	100	100
Retained Earnings	13	768,156	729,991	699,556
Total Equity		768,256	730,091	699,656

Signed by:

Director

Director

Date:

Date:

These financial statements are to be read in conjunction with the Notes to the Financial Statements.

Statement of Cash Flows

Innovative Waste Kaikoura Limited For the year ended 30 June 2026

	2026 (\$)	BUDGET 2026 (\$)	2025 (\$)
Cash Flows from Operating			
Cash was provided from			
Receipts from customers	2,845,527	3,199,146	3,004,796
Interest received	1,375	360	1,100
Total Cash was provided from	2,846,902	3,199,506	3,005,896
Cash was applied to			
Payments to suppliers and employees	(2,809,702)	(2,819,641)	(2,835,279)
Interest paid	(2,216)	(7,461)	(2,432)
Net GST	(13,402)	(177,368)	16,601
Total Cash was applied to	(2,825,320)	(3,004,470)	(2,821,110)
Total Cash Flows from Operating	21,582	195,036	184,786
Cash Flows from Investing			
Cash was provided from			
Receipts from sale of property, plant and equipment	0	0	66,189
Total Cash was provided from	0	0	66,189
Cash was applied to			
Payments to acquire property, plant and equipment	(73,587)	(69,000)	(53,094)
Total Cash was applied to	(73,587)	(69,000)	(53,094)
Total Cash Flows from Investing	(73,587)	(69,000)	13,095
Cash Flows from Financing			
Cash was provided from			
Proceeds from loans borrowed from other parties	100,833	0	209,431
Total Cash was provided from	100,833	0	209,431
Cash was applied to			
Repayments of loans borrowed from other parties	(103,169)	(55,389)	(119,880)
Total Cash was applied to	(103,169)	(55,389)	(119,880)
Total Cash Flows from Financing	(2,336)	(55,389)	89,551
Net Increase/(Decrease) in Cash	(54,342)	(70,647)	287,432
Cash Balances			
Cash and cash equivalents at beginning of period	358,379	128,463	70,947
Cash and cash equivalents at end of period	304,037	199,110	358,379
Net change in cash for period	(54,342)	70,647	287,432

These financial statements are to be read in conjunction with the Notes to the Financial Statements.

Statement of Accounting Policies

Innovative Waste Kaikoura Limited For the year ended 30 June 2026

Reporting Entity

The financial statements are of Innovative Waste Kaikoura Limited (“the Company”). Innovative Waste Kaikoura Limited is a company incorporated in New Zealand registered under the Companies Act 1993. Innovative Waste Kaikoura Limited is engaged in the business of operation of Kaikoura resource recovery centre & landfill. The company secured a five year contract in July 2021 to provide contractual maintenance services in Kaikoura to the Council for the storm water, wastewater and water supply. The company is wholly owned by Kaikoura District Council, therefore the company is a council controlled organisation as defined in section 6 of the Local Government Act 2002.

The financial statements of Innovative Waste Kaikoura Limited have been prepared in accordance with the reporting requirements of Section 11 of the Financial Reporting Act 1993.

The objectives of the company are to deliver excellent services, educate the community, be a good employer, be innovative and consider expansion and diversification within the District. Accordingly, the company has designated itself as a public benefit entity for financial reporting purposes.

The financial statements for the company are for the year ended 30 June 2026 and were authorised for issue by the directors on 24 September 2026.

Measurement Base

The financial statements of Innovative Waste Kaikoura Limited have been prepared on an historical cost basis, except as noted otherwise below. The statements have been prepared on the going concern basis and the accounting policies have been applied consistently throughout the period.

The financial statements have been prepared in accordance with NZ PBE IPSAS Tier 2 RDR accounting standards. They comply with New Zealand generally accepted accounting practices (NZ GAAP). The financial statements are presented in New Zealand dollars and all values are rounded to the nearest dollar. The functional currency of the company is New Zealand dollars.

Changes in Accounting Policies

All accounting policies have been applied on a consistent basis with those of the previous reporting period.

Significant Accounting Policies

In the preparation of these financial statements, the specific accounting policies are as follows:

1. Property, Plant & Equipment

The entity has the following classes of Property, Plant & Equipment. Depreciation is calculated using the straight line basis, apart from site development, to allocate their cost over their useful life. The following rates have been used:

Asset Type	SL%
Buildings	2.0% - 10%
Motor Vehicles	6.5% - 13.5%
Office Equipment	6.5% - 67%
Plant & Equipment	4.0% - 24.0%

All property & equipment is stated at cost less depreciation and impairment, except for land that is not depreciated.

Leased assets are depreciated over the unexpired term of the lease or over the estimated useful life, whichever is shorter.

The residual value and useful life of an asset is reviewed, and adjusted if applicable, at each financial year end.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to the company and the cost of the item can be measured reliably.

An item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value when control over the asset is obtained.

Disposals

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the surplus or deficit.

Subsequent Costs

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to the company and the cost of the item can be measured reliably.

2. Impairment

Assets with a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the asset's ability to generate net cash inflows and where the company would, if deprived of the asset, replace its remaining future economic benefits or service potential. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of an asset is reduced to its recoverable amount. The total impairment loss is recognised in the surplus or deficit. The reversal of an impairment is recognised in surplus or deficit.

3. Goods and Services Tax

These financial statements have been prepared on a GST exclusive basis with the exception of accounts receivable and accounts payable which are shown inclusive of GST. Where GST is not recoverable as input tax then it is recognised as part of the related asset or expense.

The net GST paid to, or received from the Inland Revenue, including the GST relating to investing and financing activities, is classified as an operating cash flow in the Statement of Cash Flows.

Commitments and contingencies are disclosed exclusive of GST.

4. Income Tax

Income tax expense in relation to the surplus or deficit for the period comprises current tax and deferred tax. Current tax is the amount of income tax payable based on the taxable surplus for the current year, plus any adjustments to income tax payable in respect of prior years. Current tax is calculated using rates that have been enacted or substantively enacted by balance date.

Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses. Temporary differences are differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable surplus.

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable surpluses will be available against which the deductible temporary differences or tax losses can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, using tax rates that have been enacted or substantively enacted by balance date.

Current tax and deferred tax is charged or credited to the surplus or deficit, except when it relates to items charged or credited directly to equity, in which case the tax is dealt with in equity.

5. Leases

Operating Leases

Operating leases are those which all the risks and benefits are substantially retained by the lessor. Operating lease payments are expensed in the periods the amounts are payable.

Lease incentives received are recognised in the surplus or deficit over the lease term as an integral part of the total lease expense.

6. Cash and Cash Equivalents

Cash and short-term deposits in the balance sheet comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less plus bank overdrafts. Bank overdrafts are shown on the balance sheet as current liabilities within short term borrowings.

7. Work in Progress

Work in progress is stated at the lower of cost and net realisable value. Cost comprises direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity.

8. Financial Assets

Accounting Policy

Financial assets are initially recognised at fair value. They are then classified as, and subsequently measured under, the following categories:

- amortised cost;
- fair value through other comprehensive revenue and expense (FVTOCRE); and
- fair value through surplus and deficit (FVTSD).

Transaction costs are included in the value of the financial asset at initial recognition unless the it has been designated at FVTSD, in which case it is recognised in surplus or deficit. The classification of a financial asset depends on its cash flow characteristics and the Company and group's management model for managing them.

A financial asset is classified and subsequently measured at amortised cost if it gives rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal outstanding and is held within a management model whose objective is to collect the contractual cash flows of the asset.

A financial asset is classified and subsequently measured at FVTOCRE if it gives rise to cash flows that are SPPI and held within a management model whose objective is achieved by both collecting contractual cash flows and selling financial assets.

Financial assets that do not meet the criteria to be measured at amortised cost or FVTOCRE are subsequently measured at FVTSD. However, the Company may elect at initial recognition to designate an equity investment not held for trading as subsequently measured at FVTOCRE.

Initial recognition of concessionary loans

Loans made at nil or below-market interest rates are initially recognised at the present value of their expected future cash flow, discounted at the current market rate of return for a similar financial instrument. For loans to community organisations, the difference between the loan amount and present value of the expected future cash flows of the loan is recognised in the surplus or deficit as a grant expense.

Subsequent measurement of financial assets at amortised cost

Financial assets classified at amortised cost are subsequently measured at amortised cost using the effective interest method, less any expected credit losses (ECL). Where applicable, interest accrued is added to the investment balance.

Subsequent measurement of financial assets at FVTOCRE

Financial assets in this category that are debt instruments are subsequently measured at fair value with fair value gains and losses recognised in other comprehensive revenue and expense, except ECL and foreign exchange gains and losses are recognised in surplus or deficit. When sold, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is reclassified to surplus and deficit.

Financial assets in this category that are equity instruments designated as FVTOCRE are subsequently measured at fair value with fair value gains and losses recognised in other comprehensive revenue and expense. There is no assessment for impairment when fair value falls below the cost of the investment. When sold, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is transferred to accumulated funds within equity.

Subsequent measurement of financial assets at FVTSD

Financial assets in this category are subsequently measured at fair value with fair value gains and losses recognised in surplus or deficit. Interest revenue recognised from these financial assets are separately presented within revenue. Other than for derivatives, the Company has no instruments in this category.

Expected credit loss allowance (ECL)

The Company recognise an allowance for ECLs for all debt instruments not classified as FVTSD. ECLs are the probability-weighted estimate of credit losses, measured at the present value of cash shortfalls, which is the difference between the cash flows due to the Company in accordance with the contract and the cash flows it expects to receive. ECLs are discounted at the effective interest rate of the financial asset.

ECLs are recognised in two stages. ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). However, if there has been a significant increase in credit risk since initial recognition, the loss allowance is based on losses possible for the remaining life of the financial asset (Lifetime ECL).

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Company's historical experience and informed credit assessment and including forward-looking information.

The Company considers a financial asset to be in default when the financial asset is more than 90 days past due. The Company may determine a default occurs prior to this if internal or external information indicates the entity is unlikely to pay its credit obligations in full.

The Company measure ECLs on loan commitments at the date the commitment becomes irrevocable. If the ECL measured exceeds the gross carrying amount of the financial asset, the ECL is recognised as a provision.

9. Revenue

Revenue is measured at the fair value of consideration received.

Grants

Council, government and non-government grants are recognised as revenue when they become receivable unless there is an obligation to return the funds if conditions of the grant are not met. If there is such an obligation the grants are initially recorded as grants received in advance, and recognised as revenue when conditions of the grant are satisfied.

Other Revenue

Products held for sale are recognised when a product is sold to the customer. Sales are usually in cash or by credit card. The recorded revenue is the gross amount of the sale, including credit card fees payable for the transaction. Such fees are included in gate expenses.

Where a physical asset is donated or vested in the company for nil or nominal consideration the fair value of the asset received is recognised as revenue. Assets vested in the company are recognised as revenue when control over the asset is obtained.

Volunteer services received are not recognised as revenue or expenditure as the company is unable to reliably measure the fair value of the services received.

Interest income is recognised using the effective interest method.

Revenue from a contract to provide services is recognised by reference to stage of completion of the contract at year end balance date.

10. Receivables

Short-term receivables are recorded at the amount due, less an allowance for expected credit losses (ECL).

The Company applies the simplified ECL model of recognising lifetime ECL for short-term receivables.

In measuring ECLs, receivables are assessed on a collective basis as they possess shared credit risk characteristics. They have then been grouped on the days past due. A provision matrix is then established based on historical credit loss experience, adjusted for forward looking factors specific to the debtors and the economic environment.

Other receivables are written-off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include the debtor being in liquidation or the receivable being more than one year overdue.

11. Provisions

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the present value of the expenditure expected using an appropriate discount rate.

12. Employee Entitlements

A liability for holiday pay entitlements is recognised in the balance sheet.

Where the payment is expected to be longer than 12 months of balance date, the liability is recorded at its present value. Where the payment is expected to be less than 12 months, the provision is the amount expected to be paid.

These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, retiring and long service leave entitlements expected to be settled within 12 months.

13. Finance Costs

Finance costs are recognised as an expense in the period in which they are incurred.

14. Creditors and Other Payables

Short-term creditors and other payables are recorded at their face value.

15. Borrowings

Borrowings are initially recognised at their fair value plus transaction costs. After initial recognition, all borrowings are measured at amortised cost using the effective interest method.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least 12 months after balance date. Borrowings where the company has an unconditional right to defer settlement of the liability for at least 12 months after balance date are classified as non-current liabilities.

Notes to the Financial Statements

Innovative Waste Kaikoura Limited For the year ended 30 June 2026

	2026	2025
1. Operating Revenue		
Operational Sales		
Contract Income - Fixed	325,700	305,481
Contract Income - Variation	1,094,507	1,210,163
Landfill and Resource Recovery Centre Management Fee	48,489	46,551
Landfill Sales & Services	1,142,223	1,116,139
Resource Recovery Centre	213,453	168,957
3 Waters	39,841	51,593
Rubbish Bags	45,638	30,639
Interest Income	1,375	1,100
Total Operational Sales	2,911,225	2,930,623
Other Revenue		
Gain on Sale of Fixed Assets	-	17,695
Sundry Income	967	2,136
Total Other Revenue	967	19,831
Total Revenue	2,912,192	2,950,455
	2026	2025
2. Other Operating Expenses		
Audit of Financial Statements	50,000	45,000
General Expenses	346,474	428,150
Insurance	52,206	60,375
Loss on Sale of Fixed Assets	479	4,936
Total Other Operating Expenses	449,158	538,462
	2026	2025
3. Finance Costs		
Interest Charges	8,989	6,485
Loan Fees	40	60
Total Finance Costs	9,029	6,545
	2026	2025
4. Cash and Cash Equivalents		
BNZ Bank Accounts	309,122	361,613
BNZ - Credit Card	(5,085)	(3,234)
Total Cash and Cash Equivalents	304,037	358,379

2026 2025

5. Debtors and Other Receivables

Accounts Receivable	244,977	77,840
Payments in advance	52,637	24,344
Total Debtors and Other Receivables	297,614	102,184

Trade debtors are shown net of Expected Credit Losses (ECL) arising from likely non payment.

As at 30 June 2026 accounts receivable has been grouped by days past due and assess for expected credit loss based on historical experience and the future economic environment.

Movement in the expected credit losses of receivables as follows:

		2026			2025	
	Gross	ECL	Net	Gross	ECL	Net
	\$000	\$000	\$000	\$000	\$000	\$000
Not past due - under 30 days	200	-	200	63	-	63
Past due - 30 to 60 days	2	-	2	6	-	6
Past due - 60 to 90 days	2	-	2	2	-	2
Past due - over 90 days	41	-	41	6	-	6
	245	-	245	77	-	77

Movement in the provision for expected credit losses of receivables as follows:

	2026	2025
Opening balance	-	-
Plus Increase in ECL	-	-
Less: Receivables written off	-	-
Balance as at 30 June	-	-

All receivables are from exchange transactions.

2026 2025

6. Stock on Hand

Stock on Hand	32,166	38,380
Work in Progress	13,742	-
Total Stock on Hand	45,908	38,380

7. Property, Plant & Equipment

	2026	2025
Buildings		
Cost		
Balance at 1 July	414,861	411,583
Additions	-	20,636
Disposals	-	(17,358)
Closing Balance at 30 June	414,861	414,861
Depreciation		
Balance at 1 July	143,286	146,532
Current year depreciation	9,116	9,012
Depreciation recovered	-	-
Depreciation reversals	-	(12,258)
Balance at 30 June	152,402	143,286
Total cost less accumulated depreciation	262,459	271,575
	2026	2025

Motor Vehicles

Cost		
Balance at 1 July	543,712	587,327
Additions	41,844	-
Disposals	(2,762)	(43,615)
Balance at 30 June	582,794	543,712
Depreciation		
Balance at 1 July	328,149	295,595
Current year depreciation	49,580	53,271
Depreciation recovered	-	(13,868)
Depreciation reversals	(2,394)	(6,849)
Balance at 30 June	375,335	328,149
Total cost less accumulated depreciation	207,459	215,563
	2026	2025

Equipment

Cost		
Balance at 1 July	233,747	242,692
Additions	31,743	29,030
Disposals	(10,218)	(37,975)
Balance at 30 June	255,272	233,747
Depreciation		
Balance at 1 July	145,313	162,821

Current year depreciation	24,433	20,467
Depreciation recovered	-	-
Depreciation reversals	(10,107)	(37,975)
Balance at 30 June	159,639	145,313
Total cost less accumulated depreciation	95,633	88,434
	2026	2025

Plant & Equipment Yard

Cost		
Balance at 1 July	732,827	672,500
Additions	-	135,426
Disposals	-	(75,099)
Balance at 30 June	732,827	732,827
Depreciation		
Balance at 1 July	512,373	537,359
Current year depreciation	20,798	24,681
Depreciation recovered	-	(971)
Depreciation reversals	(21,946)	(48,696)
Balance at 30 June	511,225	512,373
Total cost less accumulated depreciation	221,602	220,454
	2026	2025

Total Property, Plant & Equipment

Cost		
Balance at 1 July	1,925,149	1,914,103
Additions	73,587	185,093
Disposals	(34,926)	(174,047)
Balance at 30 June	1,963,810	1,925,149
Depreciation		
Balance at 1 July	1,129,119	1,142,306
Current year depreciation	103,929	107,430
Depreciation recovered	-	(14,839)
Depreciation reversals	(34,447)	(105,778)
Balance at 30 June	1,198,601	1,129,119
Total cost less accumulated depreciation	765,209	796,030

No impairment losses have been recognised for property, plant and equipment for the 2026 period. (2025: nil).

	2026	2025
8. Trade & Other Payables		
Accounts Payable	131,319	233,917
Accruals Payable	32,318	45,416
Total Trade & Other Payables	163,637	279,332
	2026	2025

9. Employee Benefits and Liabilities

Accrued Wages & Salaries	35,481	24,988
PAYE Due	30,025	24,785
Provision for annual leave	93,382	77,917
Total Employee Benefits and Liabilities	158,887	127,690
	2026	2025

Salaries & Wages

Salaries & Wages	1,206,336	1,264,916
Total Salaries & Wages	1,206,336	1,264,916
	2026	2025

10. Borrowings

Hunter Premium Funding - Insurance Loan	52,637	14,140
Kaikoura District Council - Term Loan	108,457	147,000
Spark - iPhone Loans	1,099	3,390
Total Borrowings	162,194	164,530
	2026	2025

Repayable as Follows

No later than 1 year	78,357	57,831
Later than 1 year and not later than 5 years	83,837	106,699
Total Repayable as Follows	162,194	164,530

11. Related Parties

The Company was owned by Kaikoura Enhancement Trust, which itself was owned by Kaikoura District Council until 24 March 2024, where ownership of the Company was transferred wholly to Kaikoura District Council. As at 30 June 2026, the Companies contracts with Kaikoura District Council have been extended for 1 year (Soli Waste Management and Public Amenities cleaning).

The total value of related party transactions for the current and prior year with Kaikoura District Council are as follows:

KDC Loan

On 26 February 2021, a loan was drawn down from Kaikoura District Council for \$100,000. The loan term was 5 years and was repaid in January 2026.

On 30 June 2025, a loan was drawn down from Kaikoura District Council for \$132,000. The loan term is 5 years, with earlier repayment allowed.

The initial interest rate was set at 4.33%. A margin of 0.25% above Kaikoura District Council's Weighted Average Fixed Cost (WAFC) of Capital shall be applied and reset every June and December with figures taken as per the PwC Treasury tool or replacement. Starting interest rate is 4.58%.

Principal and interest are paid to KDC quarterly with the first payment date being 20 July 2025, and all other payments being three-monthly thereafter. 20 equal payments of \$7,397.05 principal plus interest (adjusted as per interest rate clause) are to be made.

IWK repaid \$23,543 on this term loan from Kaikoura District Council during the year.

	2026	2025
Sales to Kaikoura District Council		
Kerbside Recycling and Public Rubbish Fee	130,532	125,106
Landfill and Resource Recovery Centre Management Fee	48,489	46,551
Loan Advances	-	132,000
Other Sales	1,579,417	1,665,003
Total Sales to Kaikoura District Council	1,758,437	1,968,659
	2026	2025
Purchases from Kaikoura District Council		
Interest - Term Loan	6,504	1,670
Loan Repayments	38,543	20,000
Other Purchases		
Other Purchases	134,643	122,147
Total Other Purchases	134,643	122,147
Total Purchases from Kaikoura District Council	179,690	143,817

Kaikoura District Council receivables of \$190,139 (2025: \$20,637)

Kaikoura District Council payables of \$0 (2025: \$9,677)

2026

2025

Key Management Personnel

Key management personnel compensation	373,444	324,325
Total Key Management Personnel	373,444	324,325

In the current year Key Management personnel consists of the Directors, the General Manager, 3 Waters Supervisor and Resource Recovery Operations Manager.

The Directors have not been paid directors fees and have provided their services to the company at no cost. Two employees earned \$100,000 or more in total pay (including salary, allowances and benefits including kiwisaver contribution). One employee earned between \$120,000 - \$130,000 and one employee earned between \$170,000 - \$180,000 (2025: One employee earned between \$100,000 - \$110,000 and one employee earned between \$160,000 - \$170,000).

During the year there have been the following transactions with companies owned by key management personnel:

- Top Eight Limited
- Purchases \$7,260
- Outstanding purchases at 30 June 2026: \$1,671

Transactions with related parties and key management personnel are at arms length except for directors who have provided their services at no cost.

12. Share Capital

	Number of Shares	Amount(\$)	Number of Shares	Amount (\$)
	2026	2026	2025	2025
Balance as at 30 June	100	100	100	100

There was no consideration received for the shares.

2026

2025

13. Retained Earnings

Retained Earnings

Opening Balance	699,556	685,337
Net Profit after Tax	68,600	14,219
Retained Earnings Closing Balance	768,156	699,556

14. Financial Instruments

	2026	2025
Financial Assets		
Cash and Cash Equivalents	309,122	361,613
Debtors and Other Receivables		
Accounts Receivable	244,977	77,840
Total Debtors and Other Receivables	244,977	77,840
Total Financial Assets at Amortised Cost	554,100	439,453
	2026	2025
Financial Liabilities		
Trade and Other Payables	163,637	279,332
Loans	161,094	161,140
Total Financial Liabilities at Amortised Cost	324,731	440,472

Financial Instrument Risks

The Companies activities expose it to a variety of financial instrument risks, including market risk, credit risk, and liquidity risk. The Company has a series of policies to manage the risks associated with financial instruments and seeks to minimise exposure from its treasury activities.

Market Risk

Price Risk

Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market prices.

Fair value interest rate risk

Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates.

Cashflow interest rate risk

Cash flow interest rate risk is the risk that the cash flows from a financial instrument will fluctuate because of changes in market interest rates. The Companies exposure to changes in market interest rates primarily arises from borrowings issued at variable interest rates. The loan from KDC is based on their fixed interest rate with multiple dates of renewal.

Credit Risk

Credit risk is the risk that a third party will default on its obligation to the Company, causing it to incur a loss. There are no procedures in place to monitor or report the credit quality of receivables.

The Company holds no collateral or credit enhancements for financial instruments that give rise to credit risk.

Liquidity Risk

Management of liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty raising liquid funds to meet commitments as they fall due. Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding through an adequate amount of committed credit facilities, and the ability to close out market positions.

Contractual maturity analysis of financial liabilities

The table below analyses the Company's financial liabilities into relevant maturity groupings based on the remaining period at balance date to the contractual maturity date. Future interest payments on floating rate debt are based on the floating rate on the instrument at balance date. The amounts disclosed are the contractual undiscounted cash flows and include interest payments.

	Carrying amount	Contractual cash flows	Less than 1 year	1-2 years	2-5 years
2026					
Payables	131,319	131,319	131,354	-	(35)
Secured loan	108,457	121,352	29,588	29,588	62,176
Total					
2025					
Payables	233,917	233,917	233,952	(35)	-
Secured loan	147,000	163,338	47,451	30,783	85,104
Total	380,917	397,255	281,403	30,748	85,104

15. Contingent Assets and Liabilities

As at 30 June 2026 there are no known contingent assets or liabilities. Innovative Waste Kaikoura Limited has not granted securities in respect of liabilities payable by any other party whatsoever. (2025: nil).

As at 30 June 2026 the Company's assets are insured jointly through the wider insurance portfolio of Kaikoura District Council in order to benefit from the Council's combined purchasing power.

16. Local Water Done Well Programme

Local Water Done Well is the New Zealand Governments future water services delivery system to ensure all New Zealanders have safe, clean and affordable water services. The Local Government Water Services Bill has been passed and Kaikoura District Council has set a direction for how its water services will be delivered in the future. Elected members have voted in favour of water services for Kaikoura District to be delivered through a joint Water Services Council Controlled Organisation with Hurunui District Council. A joint Water Services Delivery plan was submitted for approval to the Department of Internal Affairs by 3 September 2025. The new Water Services Council Controlled Organisation will begin operating from 1 July 2026, with Innovative Waste Kaikoura's contract to be novated to the new entity for the term of 1 year, expiring on 30 June 2027.

The impact of Local Water Done Well is not significant for Innovative Waste Kaikoura as less than 50% of total revenue is derived from water services. As such the company is regarded as a multipurpose council-controlled organisation, providing numerous services to Council and other customers. The legislation will therefore not impact the company's financial sustainability.

17. Taxation

2026 2025

Components of tax expense recognised in statement of comprehensive revenue and expenses:

Income Tax Expense		
Deferred Taxation	34,203	(5,137)
Income Tax Expense	34,203	(5,137)
Income tax Expense	34,203	(5,137)
	2026	2025

Relationship between tax expense and accounting profit

Surplus/ (Deficit) before Tax	102,803	9,082
Tax at 28%	28,785	2,543
Add/ (Less) Tax Effect of:		
Deferred Tax Adjustment	5,028	(7,405)
Non-Deductible Penalties	390	525
Non-Taxable Capital Gain on Sale of Assets	-	(800)
Total Add/ (Less) Tax Effect of:	5,418	(7,680)
Income Tax Expense	34,203	(5,137)
	2026	2025

Movement in Tax (Refund)/ Payable

Balance at start of year	-	-
Taxation (paid) / refunded	-	-
Provided for this year	-	-
Balance at the end of the year	-	-

Movement in Temporary Differences

	Balance	Recognised	Recognised	Balance
	30 June 2025	in profit/loss	in equity	30 June 2026
Property, plant and equipment	(87,012)	(5,687)	-	(92,699)
Losses to carry forward	65,110	(31,946)	-	33,165
Employee benefits	21,394	3,429	-	24,824
	(508)		-	(34,711)

	Balance	Recognised	Recognised	Balance
	30 June 2024	in profit/loss	in equity	30 June 2025
Property, plant and equipment	(100,931)	13,918	-	(87,012)
Losses to carry forward	75,013	(9,903)	-	65,110
Employee benefits	20,272	1,121	-	21,394
	(5,644)	5,136	-	(508)

18. Explanations of Major Variances Against Budget

The materiality threshold for variances has been set at \$135,000. Explanations for major variances from the Company's budgeted figures in the 30 June 2026 statement of intent are as follows:

Statement of financial performance

No major variances against budget.

Statement of financial position

No major variances against budget.

Statement of cash flows

Receipts from customers was \$353,619 under budget due to timing of debtors.

Net GST was \$163,966 under budget due to timing of debtors.

Innovative Waste Kaikoura
Statement of Service Performance
Year ended 30 June 2026

Target	Performance target to achieve the output	Achievements as at 30 June 2026	Results 2024/25
Client Satisfaction	98% of all urgent or callouts, applicable to the contract are responded to within one hour or two hours respectively from the time of the notification to the time that service personnel depart to the site. (1)	Achieved 100% Water 100% Wastewater	Partially achieved 100% Water 90.3% Wastewater - due to Beach Road pumping main, overnight blockage
	98% of all non-urgent call outs, applicable to the contract are responded to within 48 hours from the time the notification to the time that service personnel attend site. (1)	Achieved 99.6%	Achieved 99.6%
	Service requests received about recycling collections is less than 20 per year.	Achieved 0 received	Achieved 1 received
	Compliance with and provision of all KPI information as per contracts	Achieved	Achieved
	Obtaining an unqualified audit opinion	TBC	Achieved
Service Performance	Zero abatement notices or infringements issued to KDC for non-compliance with resource consent conditions.	Achieved No notices or infringements received	Achieved No notices or infringements received
	The number of complaints received per year being due to a service request not being actioned appropriately is less than 10. (2)	Achieved 1	Achieved 2
	The Annual Residents Survey undertaken by KDC shows a continuous improvement result for the Resource Recovery Centre	Achieved 73%	Not achieved 70%

Health & Safety	5% reduction in TRIF (Total Recordable Injury Frequency) rates	Achieved TRIFR rate for 2025/26 was 48.18 (7 TRI x 200,000/29,055 (hours worked)).	Not achieved TRIFR rate for 2024/25 was 79.54 (12 TRI x 200,000/30,173 (hours worked)).
	LTIFR (Lost Time Injury per 200,000 hours worked) <6	Not achieved LTIFR rate for 2025/26 was 6.88 (1 LTI x 200,000/29,055 (hours worked)).	Not achieved LTIFR rate for 2024/25 was 6.63 (1 LTI x 200,000/30,173 (hours worked)).
	Near Miss reporting Rate (# NM/Total Hours workd) x 1000 (score of 2.0 or better)	Not Achieved 1.0	New measure for 2025/26
	% of RRC Staff completed competency training (75% target)	Achieved 93.9%	New measure for 2025/26
	Staff Survey – IWK has a safe work environment (score of 4.0 or better)	TBC	New measure for 2025/26
Staff Engagement	Engagement Score of 4.0 or better	TBC	Partially achieved 4.1
	Communication score of 4.0 or better	TBC	3.8
	Culture score of 4.0 or better	TBC	4.1
Diversion	55% (as per Ministry for Environment methodology) (3)	Not achieved 49.09%	Not achieved 47.50%

Education activities	24 Social Media Posts		Achieved	Achieved
	6 Hard media adverts		Achieved	Achieved
	Invite schools to visit on an annual basis		Achieved	Achieved
	3 Public Tours of the RRC		Achieved	New measure for 2025/26
Financial Performance Targets	Revenue	\$2,797,035	Achieved \$2,912,192	Not achieved \$2,950,455
	NPBT	\$63,799	\$102,803	\$9,082
	Return on Equity	9%	13.38%	1.30%
	Equity	\$730,091	\$768,256	\$699,656
	Fixed Asset Turnover	3.6	TBC	1.49
	Liquidity ratio (excluding Holiday pay accrual)	1.5	1.39	1.21
	Wages as a % of Revenue	41%	41.42%	43.41%
	R & M as a % of Revenue	1%	1.91%	2.41%

Untitled Report

Innovative Waste Kaikoura Limited
For the year ended 30 June 2026

Draft

Untitled Report

Innovative Waste Kaikoura Limited
For the year ended 30 June 2026

Draft

Untitled Report

Innovative Waste Kaikoura Limited
For the year ended 30 June 2026

Draft

Report to:	Council Meeting
Date:	29 April 2026
Subject:	Discretionary Grants Fund – Progress / Completion Reports
Prepared by:	B Makin – Executive Officer
Input sought from:	
Authorised by:	W Doughty – Chief Executive Officer

1. EXECUTIVE SUMMARY

This report presents progress and completion reports from organisations that received funding through the Discretionary Grants Fund for the 2025/2026 financial year.

Completion Reports Attached:

1. Kaikōura Museum
2. Sports Tasman
3. Te Ha O Mātauranga
4. Kaikōura Branch of New Zealand Red Cross (the “Crafty Place”)
5. Kaikōura Dark Sky Trust

2. RECOMMENDATION

It is recommended that the Council receives these reports for information.

3. BACKGROUND

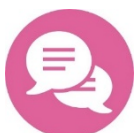
The 2025/2026 financial year marks the fourth year of the discretionary grants process. Applications were open from 1–31 March 2025, with decisions confirmed on 30 April 2025. Successful applicants became eligible to receive funding from 1 July 2025.

Nineteen applications were received, and fourteen were approved. The \$100,000 fund was allocated across sport, environmental initiatives, arts and culture, and community wellbeing projects.

Completion reports have previously been received from:

- Kaikōura Wildlife Centre Trust
- Kaikōura Bridge Club
- Belinda Rickerby (on behalf of Kaikōura Healthcare)
- Kaikōura Bowling Club
- Mayfair
- Kaikōura A&P
- Takahanga Bowling Club
- Kaikōura Croquet Club
- Kaikōura Board Riders (February report was their completion report)

4. COMMUNITY OUTCOMES SUPPORTED



Community

We communicate, engage and inform our community



Development

We promote and support the development of our economy



Environment

We value and protect our environment



Future

We work with our community and our partners to create a better place for future generations

Report to:	Council	
Date:	26 August 2026	
Subject:	Completion report – Kaikōura Museum	
Prepared by:	Stephanie Lange	
Input sought from:		
Authorised by:	W Doughty – Chief Executive Officer	

1. EXECUTIVE SUMMARY

The purpose of this report is to provide a final update on the progress following the funding to help towards our operational costs.

2. PROGRESS OVERVIEW

Community Collaboration

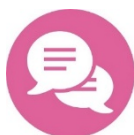
- We have continued to support local community initiatives and groups where we can and where the programme has alignment with our own work. Since our last report we have worked with:
 - Dark Sky Trust to host free bi-monthly astronomy talks to grow interest and enjoyment of our dark sky
 - Whale Trail Cycle trust – to develop historic stories that will These will eventually be displayed at various points to enhance rider experience along the trail.
 - We continue to work on the EQ anniversary planning team. We have secured agreement from several scientists, representing 3 universities, to come and give updates on finding of their research since the EQ.
 - Great Kaikōura Whale Count, hosting their instruction and training for volunteers.



We have continued the Wikipedia project to improve and grow Kaikōura related content on the online encyclopaedia website.



Continued monthly visits to permanent residents at the Hospital to give historic talks and also help with Seniors quiz.



Increased access to Heritage

- We have committed to stay open every day during winter this year, providing an important activity to help extend the tourist visitor season.
- We have introduced free Museum entry for Kaikōura residents which has already seen a significant increase in visitation from our community members. We have committed to this for at least the next 3 years.
- To celebrate the introduction of free entry for locals, we held an open day at the Musuem. This included demonstrations, kids activities and back of house tours.

- Our newly introduced Journey Pal translation option for non-English speakers is increasing access for our visitors and adding value to their visit. While we introduced this during our quietest time of year, initial feedback has been positive.



Conserving local history

- We are supporting two volunteers who are undertaking museum studies through Service IQ. This is going to be of great benefit to the management and care of our collection.
- We are currently working on a project to do condition assessments of our textile collection. This has not been done since moving to the new Museum 10 years ago and has involved re boxing and updating conservation techniques to ensure long term survival of the collection.
- We spent 2 full days cleaning our main gallery and doing condition assessments on the display collection.



Report to:	Council	
Date:	26 August 2026	
Subject:	Completion Report – Sport Tasman	
Prepared by:	Roxanna Holdsworth – Sport Tasman	
Input sought from:		
Authorised by:	W Doughty – Chief Executive Officer	

1. EXECUTIVE SUMMARY

The provision of funding by Kaikōura District Council has been used to help Sport Tasman lead and build the capability of the local sector in Kaikōura to provide equitable and high-quality physical activity opportunities that meet participant needs.

2. COMPLETION OVERVIEW

Role review: Following the departure of the previous Community Outcomes Advisor, we undertook a review of the role to ensure it remained aligned with both community needs and Sport Tasman's strategic direction. As a result, we have made some changes to the position and are currently recruiting for a Regional Connector role that will support both Marlborough and Kaikōura. This role has been designed to strengthen our ability to connect communities, schools, sport and recreation providers, and organisations across the region, while ensuring local priorities continue to inform our work.

Recruitment is currently underway, and we are focused on finding the right person who can build strong relationships and support sustainable outcomes for communities across both areas.

Sport Tasman has also decided not to seek further annual funding through this arrangement. Instead, we are focused on strengthening a strategic relationship with Kaikōura District Council to identify shared priorities and support sustainable outcomes for the Kaikōura community.

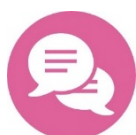
Spaces and places support: In May, we appointed Jenna Shapleski into the newly created Spaces & Places Lead role. The aim of this role is to support local authority spaces and places planning, maintenance, and strategy. Conversations to connect with Kaikōura District Council have taken place, with an introductory hui scheduled for later in June. Relevant staff have been invited to a cross-council hui in August 2026.

Touch opportunities in Kaikōura: We engaged in conversation with Te Waipounamu Touch to explore sustainable opportunities for future delivery.

Coach developer workshop exploration: Alongside Te Waipounamu Touch, we began the process of scoping, mapping, and planning a regional coach development workshop to support quality coaching of sport for young people.

Takahanga Hub: We have been working with Takahanga Hub to explore how we can support its broader vision of bringing sporting codes together to provide quality opportunities for young people. Through close collaboration with the Hub Committee and Hub Manager, we intend to provide capability-building support that strengthens local delivery and helps create sustainable, collaborative sporting opportunities for tamariki and rangatahi in Kaikōura.

3. COMMUNITY OUTCOMES SUPPORTED



Community

We communicate, engage and inform our community



Environment

We value and protect our environment



Development

We promote and support the development of our economy



Future

We work with our community and our partners to create a better place for future generations

Report to:	Council	
Date:	26 August 2026	
Subject:	Completion Report - Te Hā o Mātauranga	
Prepared by:	Vicki Gulleford	
Input sought from:		
Authorised by:	W Doughty – Chief Executive Officer	

1. EXECUTIVE SUMMARY

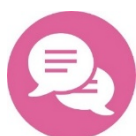
The purpose of this report is to provide a completion report following the funding to help towards rent costs for Te Hā o Mātauranga to continue operating from 14 Ludstone Road, Kaikōura.

2. COMPLETION OVERVIEW

We have spent the full grant of \$17,234 on rent. This has enabled us to continue our operations from our Community Education Hub. Having an operational hub allows us to continue provision of:

- Attendance Service Provision for children and young people who are chronically absent or not enrolled in school
- Education/learning support for teenagers not engaged with High School
- Positive youth development programmes
- Youth Service support, mainly for:
 - 16 and 17 year olds (and some 15 year olds) who are not engaged in employment, education or training (NEET), or young people who are at risk of moving into this category
 - 16 to 19 year-old young parents
 - 16 and 17 year olds who can't live with their parents or guardians, or be supported by them or anyone else
 - Other youth beneficiaries
- Youth Council coordination
- Coordination of REAP Marlborough programmes in Kaikōura, predominantly first aid courses and defensive driving courses
- Driver licence support including teaching learner theory, mentoring sessions with a volunteer driver, professional driving lessons, support to get the right ID, help to book tests, help to get to Blenheim to sit practical driving tests.
- Community garden
- Community shed
- Kapai puku sharing stall

3. COMMUNITY OUTCOMES SUPPORTED



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Report to:	Council	
Date:	26 August 2026	
Subject:	Completion Report – Crafty Place – Kaikoura Red Cross	
Prepared by:	Marlene Ingram	
Input sought from:		
Authorised by:	W Doughty – Chief Executive Officer	

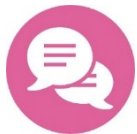
1. EXECUTIVE SUMMARY

The purpose of this report is to provide a completion report following the funding to help towards Kaikōura Red Cross “Crafty Place”.

2. COMPLETION OVERVIEW

- Attachment A: Completion Report Crafty Place
- Attachment B: Photo Images

3. COMMUNITY OUTCOMES SUPPORTED



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Future

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Report to Kaikoura District Council

14th August, 2026.

Kaikoura Red Cross "Crafty Place" Progress Report.

Prepared by Marlene Ingram.

Overview:

The "Crafty Place" continues to fulfil a need in the Kaikoura community, catering for residents from Oaro to Mangamaunu, as well as the township and the Suburban area. It is a place where people can come together, on a regular basis, to do their Crafts, in the company of others. We all do our crafts at home, but appreciate the opportunity to join a group, at the "Crafty Place."

From 10:00a.m. to 1:00p.m. on Mondays, the Card makers, as well as some Knitters come together. They enjoy learning new skills, as well as sharing resources.

On Thursdays, from 10:00a.m. to 1:00p.m. the Knitters, Embroiderers & Crochet ladies, have continued to meet. They share resources, learn new skills, as well as sort out any problems with their projects. We have had a young mother, who has come along to learn to knit. During the School Holidays, one Grandmother brought her grandson along. He enjoyed learning to make pompoms.

The Patchworkers, come together on Tuesday or Thursday evenings, as well as Wednesday mornings. They bring their sewing machines, so appreciate the fact that they can park their vehicle & walk up the ramp.

The Kaikoura Red Cross, have held their early evening meetings at the "Crafty Place."

Focus over the next 3 months:

Thanks to the Kaikoura District Council's Discretionary Grant, we plan to continue meeting regularly, to share ideas & resources, learn new skills and help others if required, in the company of others.

We appreciate the facility, which has some off street parking and easy access. It is spacious, with good lighting, comfortable seating, large tables which are ideal for quilt making. There is a good heater, which is essential for this time of the year. The walls are ideal for displaying quilts, which are very colourful & attractive. It is a very attractive working environment.



The Crafty Place.

PICTURES: SUSIE MILNE

Time to get crafty

■ Susie Milne

The Crafty Place is inviting locals to bring their projects and enjoy the company of others while sharing the skill and creativity.

Established following the 2016 Kaikōura earthquake, the initiative is supported by the Red Cross and the Kaikōura District Council discretionary fund.

Whether it's knitting, crochet, stitching, scrapbooking, or sewing, there's room for all — you can even bring your sewing machine if you wish.

Located at 27 Beach Road, next to the Kaikōura Community Op Shop and in the same building as Advert Media, the venue offers easy access with parking available out the back and a mobility ramp leading to the room.

The Crafty Place runs every Monday and Thursday from 10am to 1pm. A gold coin donation is appreciated, and people can bring their lunch along — and a small kitchen is also on site.

Red Cross representative Marlene Ingram encourages people to come along and be part of the group, which attracts a wide range of participants — including regular visitors who make a point of joining in whenever they are in town.

Mrs Ingram said visitors sometimes also come along. "A lady who has a holiday home here often joins in when she is in Kaikōura."

4

Kaikoura Star

Thursday, May 07, 2026



Report to:	Council	
Date:	26 August 2026	
Subject:	Completion Report - Kaikōura Dark Sky Trust	
Prepared by:	Colette Doughty	
Input sought from:		
Authorised by:	W Doughty – Chief Executive Officer	

EXECUTIVE SUMMARY

This report provides Council with a completion update on the Kaikōura Dark Sky Trust's Dark Sky Dairy Farm Lighting Project, supported through the KIDS Discretionary Fund. The project focused on reducing unnecessary light spill from dairy shed security and operational lighting while ensuring replacement lighting remained practical for farm operations.

Four Council-compliant, fully shielded 3000 Kelvin floodlights have now been installed across three local dairy sheds. Before and after photographs show a substantial reduction in glare and upward light spill, while retaining focused light where it is required.

The project provided useful practical learnings about balancing dark sky outcomes with the operational requirements of individual farms.

COMPLETION OVERVIEW

The Trust began by reviewing local dairy shed locations and existing exterior lighting to identify sites where replacement fittings could deliver a meaningful reduction in light pollution. Farmers were approached to discuss how their lighting was used and what level of visibility was required for safe and effective farm operations.

This engagement was important in refining the project. Two initially shortlisted sheds were not progressed because the farmers required lighting to extend beyond the immediate dairy yard. Fully shielded fittings direct light downwards and significantly reduce glare and spill, but they do not throw light as far as the existing upward-tilted floodlights. Providing equivalent coverage at those sites would have required additional fittings and was not achievable within the available project budget.

The Trust prioritised sites where the greatest environmental improvement could be achieved within budget without compromising operational needs.

An electrician was engaged to install four replacement floodlights across three dairy sheds.

The selected fittings, arranged by Dan The Sparky, are Council compliant, fully shielded and have a warm colour temperature of 3000 Kelvin. This combination directs light to the area where it is needed and reduces unnecessary light projected above the horizontal or into the wider night environment. The newer LED fittings can also provide an energy-saving benefit for farmers, particularly when replacing older, less efficient floodlights.

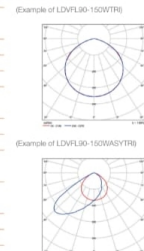
AVAILABLE SIZES



SPECIFICATIONS

Wattage	60/80/100W, 90/120/150W, 120/160/200W	Connection Type	Pre wired with 1m mains cable
Lumens	14000, 21800, 29500	Voltage	110-277V AC
lm/W	140	PF	>0.9
CCT	3000/4500/6500K	Frequency	50/60Hz
IP Rating	IP65	Surge Protection	4KV/6KV
IK Rating	IK07	Salt Spray	800 hours
Housing Material	Aluminium/Glass	Flicker Rate	<5%
Beam Angle	Symmetric 110°, Asymmetric 55°x100°	Mounting Type	Surface mounting
CRI	>80	Operating Temperature	-30°C to 50°C
SDCM	<5	Lifetime	50000 hours
Electrical Classification	Class I	Warranty	5 years

PHOTOMETRICS



DIMENSIONS



Lighting specifications

ELECTRICIAN QUOTE – Dan Farr owner of Dan The Sparky

“Retrofitting existing farm lighting to meet the dark sky standards doesn’t need to be a big or expensive job. In many cases it’s simply a matter of replacing the existing floodlight with a fully shielded, warm LED fitting. The upfront cost is relatively small, and because modern LEDs use less power and last longer, there are ongoing energy and maintenance savings over the life of the fitting.”

PROJECT RESULTS AND PHOTOGRAPHIC EVIDENCE

Installation is complete at all three sheds. Two sheds are now operating again following the winter drying-off period and have been photographed at night. The third shed will be photographed once it is back in operation in a few weeks.

The images below provide a clear visual comparison of the change in glare, light spill and the concentration of light around the working area.

Sequoia Dairy Shed - Red Swamp Road



Before – further away

After – further away



Before – closer

After – closer

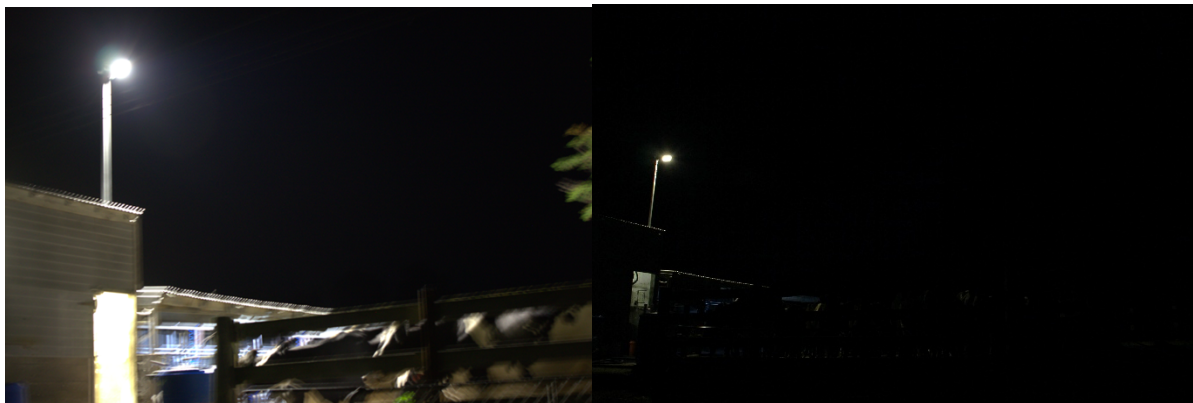
QUOTE from Justin Hocking, Operations Manager at Mylor Dairy Ltd: This project has done a fantastic job at reducing the light pollution from our dairy shed without hindering our operations. In fact, there are a couple of hidden benefits such as reduced electricity usage and a far less intrusive light, which the workers and cows enjoy. We would like to thank the work of the Dark Sky team, and the support from Fonterra and Kaikoura council to make this all happen.

Old Beach Road Shed



Before – further away

After – further away



Before – closer

After – closer

Rockwood Dairy Shed - Red Swamp Road

Installation is complete and will be photographed once the shed is back in operation in the next two weeks.

COMMUNITY OUTCOMES SUPPORTED

The project demonstrates a practical way for rural businesses to reduce light pollution without removing lighting that is needed for day to day operations. The before and after photographs clearly show a marked reduction in glare and light escaping beyond the immediate working area. The project has also highlighted that replacement is not always necessary: several farmers approached by the trust over the last few years have chosen not to use their exterior yard lights at all.

Reducing unnecessary artificial light at night supports the wider goal of protecting Kaikōura's dark night environment and reducing disturbance to nocturnal wildlife, including nocturnal pollinators and Hutton's shearwaters.

The Trust acknowledges and thanks Kaikōura District Council for supporting this project through the KIDS Discretionary Fund, and the participating farmers for being willing to trial a different approach to exterior lighting.

AWARENESS

Once photographs of the third shed and farmer feedback have been received; the Trust will prepare a short case study and media release for the local community and Fonterra. The aim is to share the results and encourage other farms and rural businesses to consider simple lighting improvements, including switching lights off when they are not needed, using controls such as timers or sensors where appropriate, and choosing warm, well-shielded fittings when replacement is required.

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