

PPC6 – Ocean Ridge Private Plan Change – Summary of submissions

| Submitter name       | Submitter number | Submission point # | Provision            | Support/oppose/support in part | Relief sought                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Reason for submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Request to be heard | Joint heard |
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| Tim and Aileen Blake | 1                | 1.1                | Increase in density  | Oppose                         | <p>The submitter seeks a decision which protects the majority of the currently approved DEV2 Ocean Ridge Development plan.</p> <p>The submitter also seeks to disallow the increase in the number of dwellings in the proposed Greenlane section of the plan change.</p> <p>Additionally, the submitter seeks to disallow the development to occur on the “Knoll” area within the proposed Greenlane area.</p> <p>Further, the submitter seeks to retain the current road layout and total number of dwellings in the Greenlane area as approved within the current outline development plan.</p> | <p>The submitter considers that the proposed plan change does not meet the intent or the direction sought by the Kaikoura District Plan.</p> <p>The submitter notes that the proposed density would increase the overall population of Kaikoura by 25% within a singular location and the submitter considers that the increase will not be distributed evenly. The submitter also considers that population growth in Kaikoura has not shown any signs of significant growth for a period of time.</p> <p>The submitter considers that the “knoll” section within the proposed Greenlane area would remove native regeneration and would impact on the amenity of current residents in and around Knowles Crescent. The submitter notes they do not support this.</p> <p>While the submitter accepts that smaller lot sizes down to 300m2 may be acceptable, the proposed increase in overall residential yield across the Development Area is not supported.</p> | Y                   | Not stated  |
|                      |                  | 1.2                | Traffic              | Oppose                         | The submitter seeks to include provisions which introduce a well signed and managed maximum 40kph speed limit on Ocean Ridge Drive and Ocean Ridge Boulevard.                                                                                                                                                                                                                                                                                                                                                                                                                                     | The submitter considers that the increase in density will result in an increase in traffic within Ocean Ridge Drive and Ocean Ridge Boulevard, which may result negatively on amenity for residents, as well as impacting on traffic safety.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |             |
|                      |                  | 1.3                | Height limits        | Oppose                         | The submitter seeks for the maximum height limit to be 8m anywhere within Ocean Ridge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The submitter notes they do not support the 15m height limit within the Hub Zone and considers that this is too high. The submitter considers that the proposed height limit is not in keeping with the wider district plan and spatial plan and would set a precedent. The submitter considers that 8m is an appropriate height limit for this location.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |             |
|                      |                  | 1.4                | Commercial hub       | Oppose                         | The submitter seeks to limit growth in the retail and commercial areas within the “Hub” to a size that can support Ocean Ridge, and to avoid a SH1 “services area”.                                                                                                                                                                                                                                                                                                                                                                                                                               | The submitter supports increased commercial activity within the Hub to an extent, however the submitter considers the impact this may have on the existing town centre. The submitter does not wish for Ocean Ridge to become a ‘SH1 services area’.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |             |
|                      |                  | 1.5                | General              | Neutral                        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The submitter references UFD-PR4 in the district plan which discusses the benefits of visitor accommodation, but notes that adverse effects can arise on traffic, infrastructure and amenity values. UFD-PR4 seeks for adverse effects from visitor accommodation be avoided, remedied or mitigated. The submitter has emphasised these points.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |             |
| Richard Watherston   | 2                | 2.1                | PPC6 in its entirety | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The submitter supports PPC6 in its entirety as they consider it will compliment the Kaikoura Business Park and the additional houses in the development will support the Hub. The submitter acknowledges that there are limits to manage scale – intensity and transport effects via the proposed one-way traffic of the hub onto State Highway 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N                   | -           |
| Fraser Ibbotson      | 3                | 3.1                | PPC6 in its entirety | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The submitter is in support of PPC6 as it they consider the additional housing yield will strengthen the existing ratepayer base and will support local economic outcomes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | N                   | N           |

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|                                           |                  |                    |                      |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Additionally, further employment opportunity will be provided during construction of developments. The submitter notes that the current housing stock in Kaikoura is limited, and PPC6 will provide greater flexibility in terms of lot size. The submitter considers the proposed plan change is consistent with growth management principles and will enable an increase in growth and housing supply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |             |
| Terence Rath                              | 4                | 4.1                | PPC6 in its entirety | Support                        | Retain as notified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>The submitter is in support of the increase in housing density, through smaller sections and a wider range of housing types.</p> <p>The submitter is in support of the mixed-use zoning, and the expansion of the hub area, which will be within an easy walking distance for a variety of people.</p> <p>The submitter considers that the proposed scale and form of development will support community wellbeing, housing affordability and provide access to local services to Ocean Ridge residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N                   | -           |
| Ross and Sally Wright<br><b>WITHDRAWN</b> | 5                | -                  | -                    | -                              | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | -                   | -           |
| Tom Robertson – Stoke Homes               | 6                | 6.1                | PPC6 in its entirety | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The submitter considers that the increased density and housing supply is both necessary and appropriate for Kaikoura. The submitter considers that Ocean Ridge is a logical location for the proposed growth, considering both the existing and planned infrastructure.</p> <p>The submitter also notes that the plan change will have clear benefits for employment and the local economy, noting potential employment opportunities for builders, trades, suppliers and other services. The submitter also considers that the proposed roading and transport upgrades are an important part of the proposal and is in support of this.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N                   | -           |
| Leigh Harris                              | 7                | 7.1                | PPC6 in its entirety | Support in part                | <p>The submitter seeks the following requested relief;</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Explicitly recognise in its decision that Plan Change 6 gives effect to: <ul style="list-style-type: none"> <li>- the council's spatial plan and housing growth objectives; and</li> <li>- the Infrastructure Acceleration Fund programme that funds infrastructure for approximately 400 new dwellings in Vicarage Views and Ocean Ridge.</li> <li>- The Kaikoura District Council Long Term Plan</li> </ul> </li> <li>• Ensure that any amendments to the Greenlane, Hub or related provisions; <ul style="list-style-type: none"> <li>- Are framed in a way that does not undermine the overall housing capacity and growth pattern anticipated for Kaikoura; and</li> </ul> </li> </ul> | <p>The submitter notes that they are in support of the plan change for the following reasons;</p> <p><b>Strategic housing</b></p> <p>The submitter notes that council has already made a clear decision that additional housing is required to support Kaikoura's economic and social wellbeing. The submitter considers that the proposed plan change is a key delivery mechanism to meet the intended housing capacity.</p> <p><b>Relationship with Seaview and integrated growth</b></p> <p>The submitter notes they are the owner of the incomplete stages 3A and 3B of the Seaview subdivision. The submitter notes that they support a balanced growth pattern across Ocean Ridge, Vicarage Views and Seaview, to provide a mix of housing types.</p> <p>The submitter considers that restricting residential capacity is economically counterproductive, noting that the IAF funding will cover infrastructure funding for Ocean Ridge.</p> <p><b>Character, amenity and 'right sizing'</b></p> <p>The submitter notes that Kaikoura's character is dynamic, rather than fixed, with the District Plan anticipating growth, tourism and increased visitor accommodation, and acknowledges that a greater range of facilities can</p> | N                   | -           |

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|                     |                  |                    |                                                 |                                | <ul style="list-style-type: none"> <li>- Remain compatible with the completion and successful operation of neighbouring developments, including Seaview stages 3A and 3B.</li> <li>• Where concerns about traffic, amenity or character are upheld in part, address these</li> <li>• through conditions, design standards and transport measures rather than by</li> <li>• significantly reducing dwelling capacity below what is required to meet Kaikōura's</li> <li>• strategic housing needs</li> </ul> | <p>encourage additional economic benefits, subject to managing effects of traffic, infrastructure and amenity.</p> <p>The submitter considers that well planned growth within Ocean Ridge will reinforce Kaikōura's role as a well designed regional coastal destination rather than undermining it.</p> <p><b>Density, distribution and typologies</b></p> <p>The submitter supports increased density where it is supported by upgraded infrastructure, and has walkable access to services, as well as good urban design. The submitter encourages smaller lots and attached housing types to increase housing choices, provided that design controls and open spaces are integrated.</p> <p>The submitter notes that the completion of stages 3A and 3B will assist in distributing growth across the wider urban area.</p> <p><b>Traffic, safety and the hub</b></p> <p>The submitter considers that traffic management is best addressed through design and regulation, noting that IAF investments includes upgrading to roading and active transport links intended to support additional dwellings at Vicarage views and Ocean Ridge.</p> <p>The submitter considers the traffic management should be addressed via the Council's transport programmes and consent conditions, as opposed to scaling back housing.</p> <p>The submitter also notes that the proposed Hub at Ocean Ridge has the potential to reduce vehicle trips to the town centre, whilst offering Seaview and Vicarage Views residents, walking and cycling routes.</p> |                     |             |
| Tony Rigarslford    | 8                | 8.1                | PPC6 in its entirety                            | Support                        | Retain as notified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The submitter is in support of the proposed changes as contained in PPC6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N                   | -           |
| Mitchell Bax        | 9                | 9.1                | PPC6 in its entirety                            | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The submitter is in support of the proposed changes as contained in PPC6 as they support growth and economic development in Kaikōura                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not stated          | Not stated  |
| Ashlee Hamilton     | 10               | 10.1               | PPC6 in its entirety                            | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The submitter is in support of the proposed changes as contained in PPC6 as they support growth and development in Kaikōura.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | N                   | -           |
| Floyd Hamilton      | 11               | 11.1               | PPC6 in its entirety                            | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The submitter considers town growth will result in additional job opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N                   | -           |
| Kevin Rigarslford   | 12               | 12.1               | PPC6 in its entirety                            | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The submitter considers that the proposed plan change will enhance the current community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N                   | -           |
| Matthew Campell     | 13               | 13.1               | Zoning provisions                               | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The submitter is in full support of the plan change as the future growth for the town is needed. The submitter considers the proposed development will assist the economy and labour which is a struggle in a small town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N                   | -           |
| Mark Jensen         | 14               | 14.1               | Zoning provisions affecting residential density | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The submitter supports the proposed plan change to allows the community to grow.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N                   | -           |
| Melanie Campell     | 15               | 15.1               | Zoning and building height provisions           | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The submitter supports the proposed plan change they consider it will enable sensible development and will support housing supply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N                   | -           |
| Keely Drain         | 16               | 16.1               | Density provisions                              | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | As a first home buyer, the submitter supports the plan change as smaller lot sizes provide affordable housing options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N                   | Y           |
| Nadia Melanie Smith | 17               | 17.1               | Density provisions                              | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The submitter considers that smaller sections will generate growth in Kaikōura                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N                   | -           |

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| Ross and Sally Wright              | 18               | 18.1               | Traffic provisions                                       | Support in part                | <p>The submitter seeks the following requested relief;</p> <ul style="list-style-type: none"> <li>The submitter seeks for provisions to be made for the maximum speed to be 40kph on Ocean Ridge Boulevard, and Ocean Ridge Drive onto Green Lane, should the decision be made to establish a through road.</li> <li>For council to amend the through road to two Cul-de-sacs.</li> <li>Ocean Ridge Drive finishing just beyond where it does now to create Cul-de-sac '1'. From Ludstone Road, another subdivision with smaller sections etc, is created to end into Cul-de-sac '2'.</li> <li></li> </ul> | <p>The submitter notes they are primarily in support of the proposed plan change, however, have concerns around traffic safety.</p> <p>The submitter notes their concern with drivers using the through road as a loop driving track. The submitter states that vehicles often drive into Ocean Ridge and then often have to turn back when they realise that they cannot use it to drive north for bypass, which contributes to an increase in vehicle movements.</p> <p>The submitter notes that Ocean Ridge is advertised as a 'Premier Residential Development' and considers Ocean Ridge will no longer be considered this should the proposed through road proceed.</p> <p>The submitter considers that any social housing needs to be closer to essential services.</p>                                                                                                                                    | Y                   | -           |
| NZ Transport Agency<br>Waka Kotahi | 19               | 19. 1              | PPC6 in its entirety                                     | Neutral                        | <p>The submitter generally supports the the provisions associated with when the Green Lane overbridge is required and the provisions associated with indoor noise requirements.</p> <p>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.</p>                                                                                                            | <p>The submitter notes that the plan change proposed to establish a new connection to SH1 from the mixed-use area, which will provide for left-out movements only. NZTA notes they are not opposed to the left-out connection and consider that it has the potential to alleviate pressure at the Ocean Ridge and State Highway 1 intersection.</p> <p>The submitter notes that if the applicant wishes to proceed with this connection, then NZTA seeks to ensure that the connection is designed to meet NZTA standards.</p> <p>The submitter considers that the proposed plan change as notified is unlikely to result in adverse effects on the state highway network, subject to controls being in place to ensure that the Green Lane Overbridge connection is retained and to ensure the proposed left-out connection is designed in accordance with NZTA requirements.</p>                                | Y                   | -           |
| Heather Clelland                   | 20               | 20.1               | Transport provisions                                     | Oppose                         | <p>The submitter requests an amendment to current proposal. The submitter seeks for traffic from Green Lane, including the use of the proposed overbridge to be limited to residential, light commercial and service vehicles only.</p> <p>Additionally, the submitter seeks for the right access from Ocean Ridge Boulevard (off SH1) be at Kersage Drive (the corner of Fairways apartments) being the commencement of business activities.</p>                                                                                                                                                          | <p>The submitter notes their concerns around the potential for the increase in traffic in relation to their property and the effects this will have on their residential amenity. The submitter considers they will be vulnerable to the effects of the increased traffic, in particular from heavy vehicles. The submitter also notes their concern pertaining to the associated impacts that a diversion would have on the local community and environment.</p> <p>The submitter considers the requested relief is intended to safeguard the community via preventing an anticipated increase in oversized heavy vehicle traffic. This in turn will reduce effects from an increase in noise, pollution, and safety issues.</p> <p>The submitter notes that whilst they do not support the proposed changes to the road network, they are in general support of the wider proposed Ocean Ridge development.</p> | N                   | -           |
| Ben Cooper                         | 21               | 21.1               | Density provisions                                       | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The submitter supports the plan change as they consider additional housing will bring more people into the district and create additional job opportunities. The submitter also considers that the plan change will result in a stronger economy and overall, they are in support of the plan change.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N                   | -           |
| Fire and Emergency New Zealand     | 22               | 22.1               | SUB-R1 (1) All zones (except the Marine Facilities Zone) | Support in part                | <p>Add a new matter of control as follows;</p> <p>6. Water supply</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The submitter considers a matter of control under this rule requires further consideration of firefighting water supply and specifically to ensure compliance with <i>New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Y                   | Y           |

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|                |                  |                    |                                                          |                                | <p>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.</p> <p>ii. The supply of potable water in any zone, where a Council reticulated system does not have sufficient capacity</p> <p>iii. Water supplies for firefighting purposes</p> <p><u><b>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</b></u></p> <p>iv. The standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision</p> <p>v. Any financial contributions required in respect of water supply</p> <p>vi. The quantity of water to be supplied</p> <p>vii. The need for potable water to be supplied or consent notices to be imposed in the General Rural Zone</p> <p>viii. The aesthetics and quality of potable water supplied.</p> | The submitter also notes that where compliance with this provision cannot be demonstrated, consequential amendments should also be made to matters of discretion or assessment criteria in related subdivision rules.                                                                                                            |                     |             |
|                |                  | 22.2               | SUB-R1(2) All zones (except the Marine Facilities Zone)  | Support in part                | <p>Add a new matter of discretion as follows:</p> <p>2. Activity status: restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-S1 to SUB-S910; and</p> <p>b. <u>The subdivision is not a discretionary activity under SUBR1.11.</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any standard that is not met</li> <li>2. The matters of control listed under SUB-R1(1)</li> <li>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.</li> <li>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></li> </ol>                                                                                                                                                                                                                                                                                           | The submitter seeks the requested relief to ensure that new subdivision and future land use development within the plan change areas is provided with a water supply which is sufficient for firefighting purposes. The submitter considers that the requested relief will explicitly require compliance with SNZ PAS 4509:2008. |                     |             |
|                |                  | 22.3               | SUB-R1 (1) All Zones (except the Marine Facilities Zone) | Support in part                | <p>Add a new matter of control as follows;</p> <p>11. Vegetation and landscape</p> <p>i. The preservation of vegetation and landscape</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The submitter considers recommending a list of low flammable planting will assist in mitigating the reducing the likelihood of unwanted fire.                                                                                                                                                                                    |                     |             |

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|                |                  |                    |                          |                                | <p>ii. The impact of the subdivision on the Rural Amenity and Landscape character</p> <p>iii. Any financial contributions that may be required to offset adverse effects on vegetation or landscape.</p> <p>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:</p> <p>a. the location and total area of land to be subject to restoration and amenity planting;</p> <p>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;</p> <p>c. the species, density and grade of vegetation to be provided in areas dedicated to restoration and amenity planting;</p> <p><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: <a href="https://www.checkitsalright.nz/reduce-yourrisk/low-flammability-plants">https://www.checkitsalright.nz/reduce-yourrisk/low-flammability-plants</a></u></p> <p>d. requirements for monitoring, replacement, pest management and fencing;</p> <p>e. location of any pathways, bridges, furniture or other small structures to be established in restoration planting areas; and</p> <p>f. legal mechanisms required to provide for the ongoing protection and effective management of planting areas.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |             |
|                |                  | 22.4               | New policy               | Support                        | <p>Add a new policy as follows;</p> <p><u>Policy XX Servicing</u></p> <p><u>All development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The submitter notes that the subdivision chapter contains a policy which requires new lots within the Ocean Ridge Development Area to have a connection to the reticulated water system which is of a sufficient capacity for anticipated land use and firefighting purposes. The submitter notes there is no equivalent policy under the Ocean Ridge Development Area and therefore seeks a new policy be included.                                         |                     |             |
|                |                  | 22.5               | New performance standard | Support                        | <p>Add a new standard as follows;</p> <p><b>DEV2-SXX Water Supply</b></p> <p><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></p> <p><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 provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory firefighting water supply can be provided in</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The submitter acknowledges that the relief sought as part of PC6 would provide for the necessary water supply requirements for subdivisions in the OCRA, they note this this would not apply to any activities which take place within the development area that are not subject to a subdivision consent. The submitter considers the requested relief would ensure that any new build development is provided with water supply suitable for firefighting. |                     |             |

| Submitter name | Submitter number | Submission point # | Provision                                               | Support/oppose/support in part | Relief sought                                                                                                                                                                                                                                                                                                                                                                                                                                            | Reason for submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Request to be heard | Joint heard |
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|                |                  |                    |                                                         |                                | <p><u>accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p><u>Matters of discretion:</u></p> <p>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></p> <p>Or to similar effect. And any other consequential amendments required to give effect to this new standard.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |             |
| Mel Skinner    | 23               | 23.1               | Green Lane<br>Urban design typologies<br>Multi use area | Support                        | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The submitter has provided a number of reasons as to why they are in support of the plan change, as follows;</p> <p><b>Ocean Ridge – established housing estate</b></p> <p>The submitter notes that Ocean Ridge is an existing housing subdivision and that Kaikoura has limited areas suitable for housing and subdivisions due to natural hazards and productive farmland. The submitter is of the view that it makes sense to consider how land within existing residential areas can be used to increase housing supply.</p> <p><b>Housing affordability</b></p> <p>The submitter considers PPC6 will assist with housing affordability through increased provision of residential housing and smaller lot sizes. The submitter also considers that PPC6 is appropriately responding to the demand for smaller lot sizes. The submitter also considers that there needs to be regulation around the AirBnB market to reflect what other governments and councils are doing internationally.</p> <p><b>Green Lane bridge</b></p> <p>The submitter considers that the Green Lane bridge will assist in greater connection through to the Kaikoura flats, Ludstone Road, the esplanade and Hapuku. Further the bridge will allow for greater access from Ocean Ridge through to schools and will allow for children to cycle to and from school safely. The submitter notes that this may further assist in reducing traffic congestion. The submitter also notes that the proposed Green Lane bridge will enable youth to cycle to and from afterschool activities safely.</p> <p><b>Multi use area</b></p> <p>The submitter considers that the multi-use area reflects the change of communities and councils towards neighbour centres, with reference to the spatial plan.</p> <p>The submitter also notes potential benefits of a multi-use area, such as afterschool care facilities, co-curricular activities and provision of safe commercial spaces.</p> <p><b>Qualities of neighbourhood centre</b></p> <p>The submitter references a number of outcomes sought in the Kaikoura Spatial Plan for neighbourhood centres such as provision of a compact mix of small convenience retail and hospitality. The submitter considers that Kaikoura needs more commercial space given to further relieve traffic congestion on the Esplanade and in the West End. The submitter considers that further expansion</p> | Y                   | Not stated  |

| Submitter name                    | Submitter number | Submission point # | Provision                     | Support/oppose/support in part | Relief sought                                                                                                                                                                                                                                                                                    | Reason for submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Request to be heard | Joint heard |
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|                                   |                  |                    |                               |                                |                                                                                                                                                                                                                                                                                                  | <p>of commercial areas would attract diverse businesses and services. The submitter also notes that a neighbourhood centre can attract flexible working, design and technology-based industries.</p> <p><b>Economic impact</b></p> <p>The submitter considers that the proposed plan change has provided a good economic impact assessment which outlines the benefits of the Mixed-Use Area and mixed residential dwelling. The submitter notes that 14.4% of Kaikoura's population is employed within the construction and associated industries, and the proposed plan change will assist in managed growth and development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |             |
| Steve McGregor - <b>WITHDRAWN</b> | 24               | -                  | -                             | -                              | -                                                                                                                                                                                                                                                                                                | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | -                   | -           |
| Gina Soloman                      | 25               | 25.1               | General                       | Oppose                         | The submitter seeks for meaningful consultation to be undertaken with residents. Additionally, the submitter seeks to protect the cultural, environmental and spiritual mauri of Ocean Ridge.                                                                                                    | <p>The submitter notes that they do not oppose development but seek to ensure any development is undertaken well. They stipulate a number of reasons as to the relief sought.</p> <p><b>Ocean Ridge – Values, place and personal connection</b></p> <p>The submitter notes their own connection to Ocean Ridge as their property has views to their ancestral lands where their whanau lived for over 600 years.</p> <p><b>Positive land Stewardship</b></p> <p>The submitter acknowledges Gary Robertson's stewardship to Ocean Ridge.</p> <p><b>Consultation</b></p> <p>The submitter is concerned that meaningful consultation with Ocean Ridge residents did not occur and notes that facilitated meetings with residents would have been helpful to improve understanding of the proposal and allowed any concerns to be raised earlier on.</p> <p><b>Mail Delivery</b></p> <p>The submitter notes that Ocean Ridge residents currently have to travel into town to collect mail, which adds additional traffic on the roads, and considers that a local mail collection area within Ocean Ridge will assist in reducing unnecessary vehicle trips.</p> <p><b>Māori Place Names</b></p> <p>The submitter strongly supports the use of Teo Māori place names for all new roads and areas, with bilingual signage.</p> <p><b>The Farm</b></p> <p>The submitter supports the Farm being developed as a multi-use community space, including a fenced dog exercise area, a children's playground and an outdoor fitness and wellbeing infrastructure to support physical health, social connection and intergenerational use.</p> | Y                   | Not stated  |
|                                   |                  | 25.2               | Density, scale and built form | Oppose                         | <p>The submitter seeks the following requested relief;</p> <ul style="list-style-type: none"> <li>either decline PPC6 in its entirety or significantly modify the plan change to reduce density as per the following requested relief.</li> <li>Limit building heights to two storeys</li> </ul> | <p><b>Density, scale and built form</b></p> <p>The submitter notes their concern with the increase in residential lots from 336 to 486 units and considers this level of density will result in loss of Ocean Ridge's rural character, as well as increase pressure on infrastructure and result in degradation of cultural and environmental values. Additionally, the submitter is concerned the increase in residential lots will erode mauri. The submitter considers that low rise development (two storeys maximum) is more appropriate</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |             |



| Submitter name | Submitter number | Submission point # | Provision            | Support/oppose/support in part | Relief sought                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Reason for submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Request to be heard | Joint heard |
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|                |                  |                    |                      |                                | <ul style="list-style-type: none"> <li>Ensure retention of views and connection to Te Tai o Marokura</li> <li></li> </ul>                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |             |
|                |                  | 25.3               | Transport provisions | Oppose                         | <p>The submitter seeks the following requested relief;</p> <p>improve transport safety and road design through the use of roundabouts and stop signs at the intersection of Ocean Ridge Drive, Greenburn Way and Ingles Drive.</p> <p>Additionally, the submitter notes they are in support of speed humps, signage, and intersection redesign.</p>                                                                                                                                        | <p>The submitter notes that Ocean Ridge is already experiencing an increase in traffic and that PPC6 will result in Ocean Ridge becoming a primary thoroughfare, essentially becoming "State Highway 1A".</p> <p>The submitter is concerned that the throughway will increase traffic safety risk and will result in amenity effects from noise, dust, heavy vehicles and pollution.</p> <p>The submitter considers that the intersection at Ocean Ridge Drive, Greenburn Way and Ingles Drive is currently unsafe.</p>                                                                                                                                                                                                                                                                                     |                     |             |
|                |                  | 25.4               | Roading realignment  | Oppose                         | The submitter seeks for an alternative roading realignment as shown in their submission.                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The submitter considers that an alternative roading realignment would;</p> <p>The submitter opposes the indicative primary access road shown through the Farm, but notes that they are in support of an alternative route along the rail corridor, connecting to State Highway 1 or exiting via the existing Ocean Ridge entrance. The submitter considers this would reduce impacts on Ocean Ridge Drive and residents' living environments.</p>                                                                                                                                                                                                                                                                                                                                                        |                     |             |
|                |                  | 25.5               | Ecology              | Oppose                         | <p>The submitter seeks the following requested relief;</p> <p>Strengthen biodiversity, wetland and waterway protections through;</p> <ul style="list-style-type: none"> <li>Comprehensive wetland and waterway restoration</li> <li>A strengthened Native Planting Restoration Management Plan</li> <li>Maintenance periods extended to 15 years</li> <li>Legal mechanisms ensuring future landowners maintain biodiversity</li> <li>Inclusion of fire-resistant native species</li> </ul> | <p><b>Native Biodiversity and Ecological concerns</b></p> <p>The submitter is concerned that there are insufficient avifauna survey and an absence of lizard survey. Additionally, the submitter is concerned that there is an under assessment of wetland values. The submitter also notes their concern that degraded streams and drains are left unfenced and polluted.</p> <p><b>Fish passage</b></p> <p>The submitter notes that the current habitat is degraded and that fish passage should be designed from the outset as opposed to being dismissed.</p> <p><b>Pest and weed management</b></p> <p>The submitter considers that expanded native areas will require active pest and weed control. The submitter encourages collaboration with ORCCG, who have experience and community support.</p> |                     |             |

| Submitter name              | Submitter number | Submission point # | Provision            | Support/oppose/support in part | Relief sought                                                                                                | Reason for submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Request to be heard | Joint heard |
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| Canterbury Regional Council | 26               | 26.1               | PPC6 in its entirety | Neutral                        | The submitter seeks that the concerns as detailed in the submission be addressed as part of the plan change. | <p>Whilst the submitters overall position is neutral, they consider that the PPC6 is not consistent with a number of objectives and policies in Canterbury Regional Policy Statement as follows;</p> <ul style="list-style-type: none"> <li>Objective 11.2.1 – the submitter considers that the plan change does not sufficiently address High Hazard Flood risk and is not consistent with objective 11.2.1.</li> <li>Objective 11.2.2 – the submitter notes that the plan change relies on minimum finished floor levels areas as flood risk mitigation, however notes that a broader assessment of the Kowhai River is absent. The submitter considers that potential adverse effects have not sufficiently been assessed, and therefore PPC6 does not meet the intent of Objective 11.2.2. In relation to Appendix A, the submitter considers that the proposal does not clearly demonstrate avoidance of natural hazard risk, or sufficient mitigation where avoidance is not practicable, specifically; <ul style="list-style-type: none"> <li>Senior scientist Michelle Wild, sets out in Appendix A, that development is proposed in areas subject to potential flooding from the Kowhai River during a 500 year ARI event. Ms Wild notes in Appendix A that the assessment relied on computer modelling alone, with no geomorphic input.</li> <li>Floor levels are the primary mitigation measure, however Dr Wild notes that this approach may not appropriately identify mitigation for high hazard flow paths and could result in isolated dwellings to be surrounded by fast-flowing flood waters.</li> </ul> </li> </ul> <p>Refer Appendix A for full assessment from Dr Wild.</p> <ul style="list-style-type: none"> <li>Objective 11.2.3 – the submitter considers that PPC6 does not fully provide for effects of climate change and therefore is not consistent with Objective 11.2.3.</li> <li>Policy 11.3.1 – the submitter notes that High Flood Hazard areas have not been identified due to the lack of geomorphic assessment. The submitter notes that without identification of high hazard areas, it is not possible to achieve the outcomes sought in policy 11.3.1.</li> <li>Policy 11.3.2 – the submitter notes that setting minimum floor levels as the sole flood risk mitigation method may not be sufficient in areas subject to inundation. Therefore, the submitter considers that PPC6 does not sufficiently demonstrate the criteria for a development in a 0.5% AEP inundation.</li> <li>Policy 11.3.4 – the submitter considers that because high hazard areas have not been identified, PPC6 does not provide a sufficient framework to ensure that critical infrastructure is located outside of High Hazard Areas or that no reasonable alternative exists where this is not achieved. Therefore, the submitter considers that effect cannot be given to policy 11.3.3.</li> <li>Policy 11.3.8 – the submitter considers that PPC6 results in uncertainties around climate change risk and potential consequences. Therefore, the proposal does not demonstrate the level of ‘particular regard’ as sought by policy 11.3.8.</li> </ul> <p>Additionally, the submitter sets out other concerns with the PPC6 as notified as set out below.</p> <p><b>Contaminated land</b></p> | Y                   | Not stated  |

| Submitter name                         | Submitter number | Submission point # | Provision            | Support/oppose/support in part | Relief sought                                                                                                                                                                         | Reason for submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Request to be heard | Joint heard |
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|                                        |                  |                    |                      |                                |                                                                                                                                                                                       | <p>The submitter notes that part of the site is identified as contaminated and therefore policy 17.3.1 and policy 17.3.2 are relevant. The submitter anticipates that KDC will get in contact with the CRC as and when subdivision applications are received.</p> <p><b>Other matters</b></p> <p>The submitter notes they are in support of the proposed urban development being integrated with the existing Ocean Ridge development, as they consider this promotes coordinated development patterns and consolidated growth.</p> <p><b>Water supply and sewage</b></p> <p>The submitter notes that the increased yield in residential developments will result in additional demand on wastewater supply and water supply and notes that the Kaikoura Long Term plan identifies a planned water main upgrade.</p> <p>The submitter notes that should the development proceed in advance of the water supply upgrades, a water take and land use consent maybe required from the Regional Council.</p> <p><b>Changes to national direction</b></p> <p>The submitter notes that there are significant changes proposed to national direction which potentially introduces new or amended national policy and statutory frameworks that may affect regional planning documents such as the CRPS</p> <p><b>Conclusion</b></p> <p>The submitter notes they hold a neutral position on the application, but they consider that the proposed plan change is inconsistent with a number of natural hazards objectives and policies in the CRPS.</p> |                     |             |
| Nigel and Marieke Ross                 | 27               | 27.1               | PPC6 in its entirety | Support                        | Retain as notified.                                                                                                                                                                   | The submitter considers that Kaikoura has a need for smaller, more affordable sections, balanced with larger ones to suit a variety of housing budgets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Not stated          | Not stated  |
| Jon-Paul Roberts                       | 28               | 28.1               | Density provisions   | Support                        | Retain as notified.                                                                                                                                                                   | The submitter considers that it is hard for overseas workers to find accommodation in Kaikoura, and that the proposed plan change will help support additional housing and accommodation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N                   | Y           |
| Bryce Chapman and Emma Lindsay-Chapman | 29               | 29.1               | PPC6 in its entirety | 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. | <p>The submitter is in support of the plan change as they consider it will deliver housing and urban outcomes which are needed. The proposal enables higher densities in appropriate locations.</p> <p>The submitter considers that the plan change will result in smaller lot sizes, affordable sections, more efficient use of infrastructure and a stronger ratepayer base.</p> <p>The submitter notes that they support the expansion of the mixed-use hub as they consider it will support a more complete neighbourhood and provide opportunities for local services and employment. They further consider that the services hub in Ocean Ridge will assist in reducing vehicle trips into town.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N                   | -           |