



Form 5

Submission of notified proposal for policy statement or plan, change or variation.
Clause 6 of Schedule 1, Resource Management Act 1991

Ocean Ridge – Plan Change 6

To: Kaikōura District Council

Name of submitter: Tim and Aileen Blake

This is a submission on the following proposed plan change:

In accordance with the Clause 5 of the First Schedule of the Resource Management Act 1991, the: Cargill Station Ltd has prepared Proposed Plan Change 6 – “Ocean Ridge Development Area Amendments” (PC6) to the Kaikōura District Plan.

Ocean Ridge – Plan Change 6

The purpose of this plan change is to amend the objective, policies, rules and other methods in the Kaikōura District Plan (Plan) that govern the subdivision, use and development in the Ocean Ridge Development Area (Ocean Ridge).

1. *select one: I could ☐ or could not ☒ gain an advantage in trade competition through this submission.
2. *select one: **I am** ☒ or I am not ☐ directly affected by an effect of the subject matter on the submission that –
 - (a) adversely affects the environment; and
 - (b) does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are:

- Increased density in the ‘Green Lane’ section of the proposed plan
- Traffic volumes and speed
- Height limits with the Hub zone of the proposed plan
- Scale and provision of retail and commercial activities within the proposed ‘Hub’ area

Our submission is:

☐

Whilst we support sensible growth and economic development for Kaikoura and we acknowledge some positive aspects of the proposed Plan Change; we do have some significant valid concerns on certain aspects of what is proposed.

As impacted residents and affected parties, we advise and confirm that NO consultation or discussion has been held with us by the developer / applicant prior to the notification process – despite comments to the contrary within their submission (in terms of due consultation with affected parties).

The density proposed in this submission would create capacity for a 25% increase in the entire population of Kaikoura within just the one locational development, which does not spread the development capacity for the town evenly or fairly. The submission requests an additional 150 houses above those already consented (336) under the existing outline development plan, as well as a further 150 guest accommodation units. 100 of the additional houses are proposed to be located in the 'Greenlane' section of Ocean Ridge which currently has an approved capacity for 120. This is an 83% increase in dwelling numbers within a reasonably condensed location. It is density to an unacceptable level for the intent of Ocean Ridge.

The Kaikoura population has not shown any signs of significant growth for a long period of time. While visitor numbers have increased and tourism trends suggest this may continue, to concentrate development at the level proposed within this plan change is really only to the benefit of the developer and not current residents or Kaikoura as a whole.

The proposed change also fragments retail activity within Kaikoura and creates through traffic that will in time severely impact on existing resident's amenity values and safety for residents and visitors.

The Kaikoura District Plan (section UFD-PR4) states that:

Character of Kaikōura

Kaikōura has a character that has been frequently described by visitors as reminiscent of a "small coastal village".

Some of the more important elements of this character type are wide streets; low traffic volumes; low noise emissions; ample parking; no traffic lights; **low rise and small-scale buildings; low density development**; building orientation to take in expansive sea views; non-intrusive colours and; retention and enhancement of historic buildings.

The resources of the District are attracting an increasing number of domestic and international visitors, most of whom visit because of its uniqueness. ***It is therefore important to ensure that future development is undertaken in a manner which***

recognises, maintains and enhances the existing character and amenity values of Kaikōura township, and which avoids or mitigates adverse effects.

Any development which fails to achieve this is potentially undermining Kaikoura's profile both internationally and nationally, and the opportunity for the District to be a "showcase" as a sensitively developed tourist destination.

The Kaikoura District Plan (section UFD-PR6) also states:

Tourism and accommodation

Visitor accommodation is an inherent part of any tourism industry. Tourism can only be successful if there is enough accommodation available to cater for all different needs. Providing an increase in the range of facilities may encourage visitors throughout the year, reducing dependence on seasonal peaks. This has economic benefits for the District. However, accommodation activities can also attract additional visitors, with ***consequential effects on traffic, infrastructure and amenity.***

Visitor accommodation activities ***need to be undertaken in a manner which ensures these effects are avoided, remedied or mitigated.*** Of particular concern is the effect of increased short-term populations on services. ***The plan defines visitor accommodation as a "Commercial Activity" for the purposes of the plan,*** to ensure that adverse effects can be managed.

Building Heights

Section GRZ-S2 within the District Plan covers building heights.

This highlights that the maximum building height for residential (or mixed use) buildings in the district is 11m, however this is only in one area (Torquay Street) and has skyline restrictions on it. Outside of this, 8m is the 'standard maximum', reducing to a majority of 5.5m and as low as 3.8m. Given this, it is simply not appropriate that the 'Hub' area in the proposed plan change be granted a 15m height provision, albeit this is proposed within the retail, commercial and 'mixed use' areas.

This requested height simply allows for top floor sea views that would command a premium and is not in keeping with the remainder of the Ocean Ridge development intent.

Sustainable growth and development

In section **UFD-A3** of the **District Plan**, it suggests future growth in the district must achieve the following:

Sustainable growth and development which:

- Retains Kaikōura's small coastal village character.
- Enhances the architectural style of the township.
- Avoids over-demand on the district's resources.
- Contributes to and expands the district's economic wellbeing.
- Avoids or mitigates adverse effects on the environment.
- Provides opportunities for the development of tourism and recreation related activities.
- Provides for a comprehensive living environment just west of Kaikōura.
- Increases the range of available visitor accommodation.

DEV2 – Ocean Ridge Development Area

 Considerable time, effort and thought was put into the approved outline development plan (~~as attached~~) and given the scale of growth Kaikōura has seen and is likely to see moving forward, there is a very strong argument that nothing needs to change from this and that to do so would significantly depart from the intent of character, amenity value and protection, conservation and quiet enjoyment provisions this provides residents.

Our submission acknowledges that to 'modernise' (the developer's words to us) and allow for a degree of greater typology and a degree of growth in the 'Hub' activities from those covered within DEV2, has some merit, however not to the scale the developer proposes.

Given the developer also now owns the Vicarage Views, Seaview and Ocean Ridge developments, we feel that the density proposed in this plan change is not fair or reasonable and that greater amenity can be protected within Ocean Ridge whilst achieving a degree of 'modernisation' and increase.

In summary, we do not feel that aspects of the proposed plan change 6 meet the intent, requirements or interpretation of the District Plan.

Specifically:

- The increased density within the proposed 'Greenlane' section would result in density that does not exist anywhere else in the district and is simply not needed when long term population trends and other development locations within Kaikōura are considered. 300 m2 minimum section sizes and the relevant proposed typologies for these are acceptable, however just not the increased total number of dwellings.

- The 'knoll' section within the proposed 'Greenlane' area would remove current native regeneration and impact heavily on the amenity of current residents in and around Knowles Crescent. This is not supported.
- The increase in traffic that the proposed increase in density would create on Ocean Ridge Drive and Ocean Ridge Boulevard would substantially change the amenity quality for residents that either front these roads, overlook these roads and walk these roads (being the main access footpaths to the major reserve areas) from a quiet enjoyment and exercise perspective (adults, children, dogs, scooters, bikes). It would substantially change the character of the development.
- Provision must be made for lower speeds on the proposed 'collector' roads (suggest maximum 40kph). The speed that some current residents currently drive at along Ocean Ridge Drive up to the junction with Ingles Drive / Greenburn Way is simply creating 'many accidents waiting to happen'. It is only a matter of time. We have witnessed many near misses, including children on bikes and scooters and also people walking and walking their dogs, let alone vehicles not giving way or slowing down adequately.
- A reasonable increase in traffic as proposed under the current approved ODP (with linkages from Green lane once the overbridge is built) and the proposed development of the 'Hub' area on these roads - is a fair and reasonable change to support growth and economic development. To increase the density by a further 100 houses is simply a step too far. It is simply a lower cost, higher yield solution for the developer(s), as opposed to a greater number of homes on the 'Farm' area, as initially indicated (and advised to residents) under the IAF application and approval. Greater development in this area would feed into the lower parts of Greenburn Way and then Ocean Ridge Boulevard with a far lower number of existing residents negatively impacted. Even though this would require higher land development levels, it is a more appropriate location to spread the density of the wider Ocean Ridge development. Associated costs for this could easily be absorbed into the wider subdivision economics without unduly effecting section / land prices.
- The proposal to introduce a 15m height limit within part of the Hub zone is not at all supported and if approved, would set a precedent that does not exist in more than one area currently covered by the Kaikoura Spatial Plan and District Plan. It is not in keeping with the remainder of the current or proposed wider development design standard and it will impact on views and amenity values for residents in and around the Hub and above the Hub. It is simply too high and not needed within the Ocean Ridge development footprint. We feel strongly that 8m is more than adequate for this location.
- Increased commercial activity within the Hub area is supported to a point, however consideration must be given to the impact this may have on the existing town centre and associated growth and development plans. We do not want, nor do we feel it would be at all appropriate that Ocean Ridge became a 'SH1 services area', as is the risk the proposed development changes could create if larger scale development was supported.

National Policy Statement

The National Policy Statement on Urban Development (NPS-UD) has three tiers, which were informed by population size and growth rates.

Whilst the NPS-UD applies to all urban environments, the geographical application and approach allows the most directive policies to be targeted towards the largest and fastest growing urban centres, where the greatest benefits will be realised.

Kaikoura sits in Tier 3, the lowest tier in terms of focus and application under NPS-UD, being a small regional town.

We suggest that the application by Cargill Station (whose principal resides primarily in Auckland and Brisbane) is far more aligned with markets covered under Tier 1 (Auckland, Hamilton, Tauranga, Wellington, Christchurch) and Tier 2 (Whangarei, Rotorua, New Plymouth, Napier, Hastings, Palmerston North, Nelson, Dunedin, Queenstown).

The design and density approach in proposed Plan Change 6 is one that can be seen in towns such as Wanaka and Queenstown, with all the subsequent infrastructure and amenity challenges this has created for residents in those towns. There should be clear learnings and warnings here.

We do not feel this is appropriate for Kaikoura.

We do support sensible and sustainable growth; however we feel that the number of dwellings allowed for under the current ODP in the 'Greenlane' area is sufficient, albeit with changes to minimum Lot size to cater for more design typologies and market solution (e.g. retirement).

Further future growth should be investigated west of the proposed Vicarage Views subdivision and north of the Seaview subdivisions, not simply concentrated on Ocean Ridge because the development has sufficient land available.

We seek the following decision from the local authority:

We are seeking a decision that:

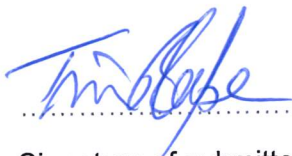
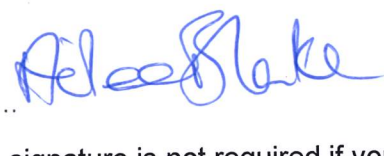
- Protects the majority of the currently approved DEV2 Ocean Ridge Development plan.
- Does not allow the increase in the number of dwellings proposed in the 'Greenlane' section of the plan change.
- Does not allow for development to occur on the 'Knoll' area within the proposed 'Greenlane' area.
- Retains the current road layout and total number of dwellings in the 'Greenlane' area as approved within the current outline development plan, however with a reduced minimum section size of 300m² to allow for a range of suitable typologies to be constructed (such as duplexes, terraced housing, retirement village).

- Places a provision for future development that introduces a well signed and managed maximum 40kph speed limit on Ocean Ridge Drive and Ocean Ridge Boulevard.
- Does not allow for buildings over 8m in height anywhere within Ocean Ridge.
- Limits any growth in the retail and commercial areas within the 'Hub' to a sensible size that supports Ocean Ridge and does not become a SH1 'services area'.

1. *select one: I wish ☒ to be heard in support of my submission

2. *select one: I do not wish ☐ to be heard in support of my submission

*If others make a similar submission, I will consider presenting a joint ☐ case with them at a hearing

Signature of submitter (A signature is not required if you make your submission by electronic means.)

(or person authorised to sign on behalf of the submitter)

Date: 28/11/25

Email address for service of submitter: thb@xtra.co.nz

Telephone: 027 303 1494

Postal address (or alternative method of service under section 352 of the Act):

P.O. Box 205, Kaikoura 7300

Contact person: Tim Blake

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

After the closing date for submissions (**5pm, 19th December 2025**), the Council will prepare a summary of the submissions that must be publicly notified. There will be an opportunity for anyone to make a further submission in support or opposition to any submission already made. Council will then arrange hearings to consider submissions and further submissions that have been lodged. Any person who has made a submission and who has indicated that they wish to be heard will have the right to attend the hearings and to present their submission. Decisions will then be made. Any person who has made a submission has the right of appeal against a Council decision to the Environment Court.