



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: Ross and Sally Wright

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** X gain an advantage in trade competition through this submission.
2. *select one: I am or **I am not** X 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:

Traffic Volumes and Speed

Our submission is: *[include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views].*

We are not against growth and development in Kaikoura and we support most of the proposed Plan Change for the Ocean Ridge area, but we do have concerns with a ‘through road’ continuing on Ocean Ridge Drive.

Our property is between Ocean Ridge Drive and Knowles Crescent. Our concern is, we are already witnessing daily, vehicles that are coming into Ocean Ridge, thinking they can drive North to bypass most of Kaikoura and connect up with SH1 further on. They start

slowing down by our property/house, then stop at the entrance to Knowles Crescent and do a U-Turn back to SH1, as the road doesn't continue.

Once Ocean Ridge Drive is developed all the way through to Green Lane / Red Swamp Road, we envisage that more cars will come off SH1 to drive through Ocean Ridge and out the other side to travel North, which will add to the estimated AADT of 2000-3000 vehicles per day. #17 says that SH1 carries around 4226 vehicles per day. The vehicles include motorbikes, cars, some with trailers, and small trucks. We are presuming that their GPS is directing them in this direction or maybe they think they can just drive all the way through!!

We already witness young ones enjoying using the road to roller skate, skate board, scooter, walk, bike, as it is quiet. If the road does go through, we would like provision to be made for lower speeds on Ocean Ridge Boulevard, Ocean Ridge Drive onto Green Lane of a maximum speed limit of 40kph.

We are also worried about future young drivers with their loud mufflers, using this area as a Loop Driving Track (From the Kaikoura Township onto SH1 (100kph), into Ocean Ridge Boulevard and Ocean Ridge Drive (50kph), right through to Ludstone Road (80kph) back to the Township.

We brought into Ocean Ridge as it is quiet and advertised on the road coming into our Development as "Kaikoura's Premier Residential Development". If the road becomes a through road and onto smaller sections that could house social housing etc, we are no longer a Premier Residential Development. If two Cul-de-sacs are created, the Ocean Ridge side will stay as a quiet Premier Residential Development and the Ludstone Road side will become a Residential Development that permits smaller sections for maybe social housing, terraced housing and a Lifestyle / Retirement Village. **OR** the Lifestyle / Retirement Village could be on the Ocean Ridge side of the development which is our preference, as Senior Housing does not wish to be beside Social Housing.

Social housing needs to be closer to essential services ie: Hospital / Medical Centre, Schools, Shopping and MSD, hence being on the Ludstone Road side of the development.

We seek the following decision from the local authority: *[give precise details please attach additional sheets if required]*.

We wish for Council to consider amending a 'through road' to two Cul-de-sacs.

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'.

Between Cul-de-sac '1' and '2' is a single lane road width cycleway / walkway with removable bollards (that can be opened up for traffic, if there is an earthquake or damage to the road or car accident that stops SH1 from being used) to connect the two subdivisions. This will stop the 'through road' traffic that we are worried about from SH1 to Ludstone Road and past the two Schools and will also stop future young drivers using Ocean Ridge as a Loop Driving Track.

If you decide that the road does goes through, we would like provision to be made for lower speeds on Ocean Ridge Boulevard, Ocean Ridge Drive onto Green Lane of a maximum speed limit of **40kph**.

Thank you for letting us have our say.

1. *select one: X **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

Ross Wright and Sally Wright

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: 18th December. 2025

Email address for service of submitter: rossaljan86@gmail.com

Telephone: 021 895 861

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

PO Box 162

Kaikoura 7340

Contact person: Ross Wright, Property Owner, Knowles Crescent

[name and designation, if applicable]

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.