



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: HEATHER CLELLAND

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:

Proposed Transport Network Alignment

1. The proposed transport network designed to establish a connection from Ocean Ridge Drive to Green Lane via a new rail overbridge. This signals major arterial to SH1 and the likely future diversion of all heavy and oversized vehicles.
2. The new local road connecting to Kersage Drive and servicing the “Hub”.

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

Direct Impact on Our Property

Our property is situated at the intersection of McRae Gardens, Ocean Ridge Boulevard, and Ludley Drive. This location places us directly in the path of the proposed changes, making us particularly vulnerable to the effects of increased traffic, especially from heavy vehicles. As residents at this key junction, we anticipate experiencing heightened noise levels, greater safety risks, and disruptions to the tranquillity and character of our immediate surroundings. The proximity of our home to the principal access routes means that the adverse impacts of the proposed arterial road will be felt most acutely by our household.

Opposition to Proposed Plan Change: Transport Network Alignment

We wish to formally state our opposition to the proposed plan change concerning the transport network alignment through Ocean Ridge to State Highway 1 (SH1). The proposal, by establishing this arterial road, raises significant concerns for our community.

Our main objection centres on the anticipated increase in traffic volumes resulting from this change, particularly the likely diversion of oversized heavy vehicles onto this route. We believe that such an increase in oversized heavy vehicle traffic has the potential to negatively impact both the local environment and the distinctive character of our community.

Implications of Heavy Traffic Diversion

Currently, oversized heavy traffic travelling north and south on SH1 divert through West End, within the Kaikoura township, to avoid the constraints imposed by infrastructure limitations i.e. road under rail bridge.

The planned development of a new rail overbridge, as outlined in the proposed transport network alignment, provides an alternative route away from the town centre and channel heavy traffic through the area, raising our concerns about the associated impacts that would bring to our local community and the environment within Ocean Ridge.

The Proposed Local Road Connection: Kersage Drive to The Hub

The proposed new local road to connect Kersage Drive to The Hub. We believe that Kersage Drive should serve as the main right and left entry point for traffic onto Ocean Ridge Boulevard, from State Highway 1 (SH1) to link directly with Ludley Drive and Fidele Lane and exit to SH1 north. This would increase traffic flow past the entry to Fairways Apartments and away from established residential areas on Ocean Ridge Boulevard.

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

Requested Amendment to Proposal

Considering the concerns outlined above, we respectfully request a specific amendment to the current proposal. We ask that traffic from Green Lane, including use of the new overbridge, be strictly limited to residential, light commercial and service vehicles only.

This restriction is intended to safeguard the community by preventing the anticipated increase in oversized heavy vehicle traffic, thereby reducing the risks of heightened noise, pollution, and safety issues. At the same time, it would allow necessary access for residents and support essential

business activities within the area, without introducing the adverse effects associated with the route becoming a diversion and major arterial road for oversized heavy vehicles.

We further ask that the right access from Ocean Ridge Boulevard (off SH1) be at Kersage Drive (the corner of Fairways Apartments) being the commencement of business activities.

Conclusion and Final Remarks

While we object to the proposed changes to the road network, we wish to express our support for the overall vision and conceptual planned further development of Ocean Ridge. Our primary concern remains the potential negative impacts associated with the current road proposal, particularly regarding increased traffic volumes and the associated risks to the character and environment of the area.

We respectfully urge the local authority to give careful consideration to the concerns we have outlined. We ask that the proposed amendment to restrict access for oversized heavy vehicles be adopted, as this will help preserve the safety, peace, and unique environment of Ocean Ridge. By addressing these issues, we believe it is possible to balance growth and development with the protection of what makes our neighbourhood a beautiful and pristine place to live.

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: 19.12.25

Email address for service of submitter: hclelland@farmside.co.nz

Telephone: 027 717 1426

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

PO Box 145, Kaikoura.

Contact person: Heather Clelland – Owner/Occupier

[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.