



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: _____ Mel Skinner _____

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:

- Green Lane
- Urban Design topographies
- Multi-use area

In relation to:

- Increased housing
- Providing for Tamariki and particularly Rangitahi
- Growing our population, particularly 20-40 year old demographic
- Diversification of Industry
- Increased services
- Integrated community

- Cycling and walking
- Future proofed Kaikoura based on long term vision

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

My Submission is in support of the plan change.

1. Overview:

This project takes in to account numerous plans and future projects for Kaikōura whilst also providing solutions to a growing number of issues with in Kaikōura.

- Increased Housing
- Providing for Tamariki and particularly Rangitahi
- Growing our population, particularly 20–40-year-old demographic
- Diversification of Industry
- Increased services
- Integrated community
- Future proofed Kaikōura based on long term vision

2. Big Picture Kaikōura

This plan needs to be looked at in conjunction with:

- Kaikōura Spatial Plan
- Kaikōura Cycling and Walking Strategy 2025
- Pōhōwera Park
- Reimagine Kaikōura
- Kaikōura Industrial Area
- Education and Schooling
- World Heritage
- Various economic development plans and discussions

The plan needs to be reviewed based on the merits of the plan and how that contributes to the bigger picture of Kaikoura, regardless of organisations involved.

Refer to appendix 1 for overview summary of the plan change aligned with other KDC plans.

Refer to appendix 2 for economic analysis for World Heritage, particularly in relation to housing requirements

3. Ocean Ridge – Is a established Housing Estate

Ocean Ridge is an established housing subdivision. Kaikōura has limited areas that are suitable for further housing or sub-divisions due to natural hazards and area of productive farming. It is simple common sense to look at how land, within existing allocated residential areas, can be better used to increase supply.

4. Affordable Housing – Perception Change

The first thing that needs to occur is what is classified in people's minds as affordable. Through discussions around affordable housing, people are quoting prices going back 20, 30 and 40 years. We saw during the earthquake, a major problem is that people have under-insured for today's costs, and I think if we were to have a natural disaster today, these same problems would again exist.

Houses are no longer the price they were in the past, so we need to look at the factors that we can control to trying and make them lower in cost.

Internationally there are challenges around affordable housing, both to buy and rent, and this is often due to lack of supply versus demand. Where you can increase supply and reduce demand, housing costs will decrease. This is currently being seen in Wellington. In the past, prices and rents were constantly rising, where Wellington was one of the most expensive places to rent to now where they have all dropped due to lack of demand. Japan overcame its housing problems back in the 1980's, though building more and increasing supply.

Kaikōura is faced with a few challenges around housing, based on its economy. The seasonal nature means that high demand in summer and low demand in winter. This has restricted investor development and construction of houses, as return on investment is typically based on a 6-month period, lowering the return on investment and thus reduce the appetite for housing construction for local rental purposes. Kaikōura is hyper-reliant on tourism, and hence the value opportunity for housing investment comes from the growth in the AirBNB market.

Increased CV and Rates impact the viability of buying and building on the current size blocks that are allowed in Kaikōura. Construction costs are also continually increasing.

These factors mean that for Kaikōura to be able to have attainable housing, we need greater supply and smaller lots coupled with an all-year around economy. There also needs to be regulation around AirBNB market, reflecting what other governments and councils are doing internationally.

This plan change reflects what is happening globally where people are choosing to live in smaller houses and smaller plots. This also reflects the growing demand in lifestyles that people are leading, whereby they are actively undertaking recreational activity outside their own back yard. Cycling tracks, walking, gyms, eating out, community pools, community playgrounds, community tennis courts and recreational facilities. Growing up 20-40 years ago people tended to spend more time in their own back yard with swing sets, pools and areas to ride bikes.

Today, often both adults in the household working, and in Kaikōura with so many owner-operators of business and being tourism focus, this can be 5-7 days a week. Managing larger blocks now is not often the priority for many families.

Ara Institute presented to council after the earthquake, an urban plan that highlighted the desire from younger generations for small housing, smaller blocks, shared facilities and intergenerational living.

Through having a variety of options and styles of housing available, allows the ability to attract more residents, younger residents, increases supply, reduces pressure on housing stock, more affordable rates and slows CV increases, thus again further limiting rate increases based on CVs.

If these style of housing does not occur in Ocean Ridge, they will occur elsewhere, most likely within areas such as the Esplanade and Beach Road due to proximity to town and recreational facilities. The beauty of doing small block and smaller housing styles in Ocean ridge, is the aim for them to be integrated into the topography, to limit impact of surrounding houses. If high intensity housing is to occur in the Esplanade and Beach Road areas, there is likely to be higher impact on surrounding neighbours.

5. Green Lane Bridge - Providing for Tamariki and particularly Rangitahi

The current layout for Kaikōura is fragmented by its natural environment and major infrastructure within the township.

The town is broken into areas of Peketa, Inland Rd, Ocean Ridge, South Bay, West End, Ludstone Rd, Kaikōura flats, Beach Rd, Esplanade, Peninsula and Hapuku. Schools/ECE are also spread across Kaikōura flats, Ludstone Road, Esplanade and Hapuku. At present, we have kowhai river, SH1 and Railway restricting connection between these areas.

This plan change with Green Lane bridge allows greater connection between these areas through providing access from Ocean ridge through Green Lane to Ludstone Rd, and hence to Barnados, Kaikōura High School and St Josephs. It also provides greater access to Suburban school for Ocean Ridge, South bay and Inland Rd residents.

This access allows children and teenagers to be able to cycle to and from school. It also potentially allows for further bus routes servicing all the schools, which reduces vehicle congestion at Ludstone and Churchill Road intersection. This access for children is important as allows for parents to have greater flexibility for employment, with kids being able to get themselves to and from school safely.

One of Kaikōura's biggest challenges is that there is no afterschool care nor ability for children to get themselves a safely to afterschool activities. Ocean ridge is perfectly placed to provide a safe space, particularly for tweens and teenagers. It is situated on cycling and walking trails, along with the golf course. At present, Ocean ridge has SH1 sitting at 100km/h however over time as Pōhōwera Park is planted and usage increases, if this is decreased to 50km/h provides safe access for youth to the recreational facilities of the park and the beach. This park could be further developed into incorporate outdoor education, rope courses, scouts and girl guide facilities.

The proposed multi-use area also adds opportunities for after-school care facilities along with co-curricular activities of music, dance, art, tutoring and languages, provide safe community commercial space. Commercial includes services along with retail and hospitality and having this space will attract a variety of passionate entrepreneurs.

6. Multi-use area (MUA) – for families, children and community

Multi-use area reflects the change of communities and councils towards neighbour centres, as outlined in the spatial plan.

Qualities of Neighbourhood area as outlined in spatial plan.

- Lively community life largely during the day with regular opportunities for informal encounters with locals.
- Good quality streets and interesting smaller public spaces.
- A compact mix of small 'convenience' retail, hospitality activities near to each other that often spill out onto footpaths.
- Small offices or residential apartments above ground level shops.
- Comprehensively managed car parking in common areas or on-street.
- A family-inclusive and vibrant environment that incorporates child-friendly spaces and playful elements.
- Lower operational carbon emissions over time, due to providing local conveniences that reduce longer or more regular travel.

Kaikōura needs more commercial space as trying to continually squeeze everything on esplanade and west end increases congestion, decreases tourist stays and decreases sense of community.

Increased commercial areas attracts new business, services and residents. New businesses may range from sporting goods (golf, cycling, water sports, ultimate Frisby) to art supplies to department store basics along with dairy's, cafes and restaurants, Services may include education such as co-curricular activities mentioned above and healthcare i.e including optometrists, health food, alternative medicine and even specialist practitioners. This area will compliant current existing areas and provide greater options for our community.

It can attract flexible working, design and technology-based industries.

Through having commercial space aligned with residential areas encourages work life balance, shared community and safe spaces for children and teenagers to have independence. It also increases walking and cycling and recreational activities in these areas.

Through connection through to Green Lane, allows for reduce reliance on cars and provides housing options for seasonal worker rentals, who don't necessarily have vehicles

7. Economic impact:

The plan change has provided a good economic impact assessment outlines in detail numerous benefits of the MUA and mixed residential dwelling.

It is important to note that 14.4% of Kaikoura community is employed within the construction and associated industries and currently makes up \$25 million of Kaikoura GDP. Having plans that are working towards managed growth and development is essential for such industries.

Appendix 1: Cross analysis to KDC plans

Theme	Ocean Ridge Plan Change	Walking & Riding Strategy 2025	Kaikōura Spatial Plan (2024)	Economic & Community Benefit
Strategic role	Enables staged residential and mixed-use growth with supporting infrastructure	Identifies priority walking & cycling connections and projects	Sets 30-year growth and connectivity framework	Ensures growth is coordinated, not ad hoc
Growth location	Consolidates growth at Ocean Ridge (existing urban extension)	Supports connections from new residential areas	Directs growth to planned urban areas, not sprawl	Reduces infrastructure duplication and long-term costs
Transport approach	New road, bridge, footpaths, cycleways via Green Lane	Shift from car reliance to walking/cycling	Integrated land-use and transport planning	Lower transport costs; improved safety; emissions reduction
Walking & cycling links	Direct Ocean Ridge ↔ Green Lane ↔ Flats connections	Identifies Ocean Ridge–Green Lane and town links as priorities	Prioritises connected neighbourhoods	Increased everyday walking/cycling uptake
SH1 risk reduction	Provides alternative access routes	Reduces unsafe SH1 crossings	Improves resilience of town movement	Fewer accidents; lower social and health costs
Recreation access	Improves access to South Bay & coastal assets	Expands looped walking/cycling experiences	Supports ki uta ki tai recreation network	Higher visitor dwell time; local spend uplift
Pōhōwera Park integration	Increases residential catchment for park	Supports multi-use coastal trails	Recognises South Bay as key recreational node	Better return on Council park investment

Theme	Ocean Ridge Plan Change	Walking & Riding Strategy 2025	Kaikōura Spatial Plan (2024)	Economic & Community Benefit
Health & wellbeing	Walkable neighbourhood design	Explicit health, youth, and accessibility goals	Thriving, intergenerational community	Reduced healthcare costs; improved liveability
Climate & emissions	Enables non-car travel options	Net-zero aligned transport choices	Climate-responsive growth	Lower emissions; future-proofed infrastructure
Economic stimulus (short term)	Construction of roads, bridges, services	Enables delivery of trail projects	Infrastructure-led recovery	Local construction jobs and spending
Economic resilience (long term)	Larger permanent population base	Supports recreation and tourism economy	Diversified local economy	Stronger retail, hospitality, and services
Funding leverage	Unlocks IAF infrastructure funding	Strengthens future Waka Kotahi / central funding bids	Aligns Council investment priorities	Higher likelihood of external funding success
Governance coherence	Consistent with District Plan DEV2 framework	Adopted Council strategy	Adopted Council spatial direction	Demonstrates planning integrity and certainty
Risk management	Planned, serviced growth	Safer movement networks	Hazard-aware development pattern	Avoids future retrofit costs

Appendix 2: World Heritage Economic Analysis – Housing growth

World Heritage Economic Analysis

ECONOMIC ANALYSIS OF WORLD HERITAGE STATUS IN KAIKŌURA AND
SURROUNDING REGIONS, OVER 5 YEARS PERIOD



Increased Spend

Kaikōura: \$46.4m – \$58.0m
Hurunui/Marlborough: \$9.3m – \$17.4m
National GDP: 30.2m GDP – \$37.7m GDP



Employment Growth

Kaikōura: 197 – 394 direct/indirect jobs
Hurunui/Marlborough: 79 – 99 jobs.
Total regional jobs: 276 – 493 jobs



Housing Growth

Kaikōura: 158 – 355 households
Hurunui/Marlborough: 32 – 87 households.
Total regional: 190 – 442 households



Population Growth

Kaikōura: 341 – 958 residents
Hurunui/Marlborough: 86 – 235 residents.
Total regional population: 426 – 1,194 residents



Education Enrollments

Kaikōura: 49 – 138 children
Hurunui/Marlborough: 12 – 35 children
Regional Total: 61 – 173 children



Investment Horizon

Kaikōura: \$2.9m – \$11.9m
(new/expanded accommodation, transport, business upgrades, visitor infrastructure).



Commodity Prices

Indirect branding effect: strengthens destination brand equity and premium positioning food, medicinal & beverage exports

Tourism → export linkage: Visitors exposed to local goods in Kaikōura build offshore demand

Based off Monthly Regional Tourism Estimates (MRTE) baseline (Kaikōura annual visitor-economy spend used in your paper): \$116 million / year

Appendix 2: World Heritage Economic Analysis



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

To accept the change plan as is.

1. *select one: I wish ☒ X 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

Melinda Skinner

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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: 19/12/2025

Email address for service of submitter: melinda.skinner@yahoo.com.au

Telephone: 021 256 4383

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

280 Postmans rd, Kaikoura

Contact person: Mel Skinner

[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.

