



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: Steve McGregor

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

Amenity values

Traffic Ocean Ridge Drive

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

I reside at 27 Knowles Crescent with house and section frontage on to the north side of Ocean Ridge Drive.

PC6 increasing residential units from 336 to 486 at Full Development significantly increases traffic movements over and above DEV2 on Ocean Ridge Drive, (let alone Hub). It also significantly increases development and construction traffic.

The Farm all serviced through The Crest via abovementioned T road compounds development and construction traffic and noise for my location specifically.

If Green Lane Rail Overpass lags behind "Greenlane" then all development and construction comes through Ocean Ridge Drive.

Our property will also be affected by development and construction activity up Ingles Drive and the Knoll.

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

I seek a decision that has some sort of development and construction phase plan to mitigate loss of amenity for residents including such things as areas, days, times, speeds, noise, dust.

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 December 2025.....

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

Telephone: 0211617151

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

27 Knowles Crescent, PO Box 38, Ocean Ridge, Kaikoura 7371

Contact person: Steve McGregor

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.