



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: Gina Solomon

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:

My submission relates to the following specific components and provisions of Ocean Ridge –

Plan Change 6, including but not limited to:

1. Residential Zoning and Development Yield

- Provisions that increase the overall residential yield within the Ocean Ridge Development Area
- Any rules, standards, or structure plan amendments that enable an increase from approximately 336 dwellings to around 486 dwellings
- Provisions relating to housing density, lot sizes, and intensity of development

2. Building Height and Built Form Controls

- Provisions that permit three-storey residential buildings or apartment-style development
- Any amendments to maximum building height, recession planes, or bulk and location standards
- Provisions affecting viewshafts, outlook, and visual connection to Te Tai o Marokura

3. Structure Plan and Roding Network

- Provisions showing or enabling:
 - New indicative primary or secondary roads

- Road connections to Green Lane, the Vicarage, and adjoining development areas
 - Changes to the function of Ocean Ridge Drive and Ocean Ridge Boulevard
 - Provisions that facilitate increased through-traffic and heavy vehicle movements through existing residential areas
-

4. Transport and Traffic Provisions (Integrated Transport Assessment)

- Provisions that rely on traffic modelling, assumptions, and estimated AADT volumes
 - Provisions relating to road hierarchy, intersection treatments, and traffic safety
 - Any staging provisions that defer traffic mitigation until later development stages
-

5. Open Space, Reserves, and “The Farm” Area

- Provisions relating to the designation, use, and development of “The Farm” area
 - Rules and policies that determine whether land is set aside for:
 - Community open space
 - Recreation
 - Playgrounds
 - Dog exercise areas
 - Health and wellbeing infrastructure
-

6. Biodiversity, Ecological and Landscape Provisions

- Provisions relating to:
 - Protection and management of existing native vegetation
 - Proposed reductions in restoration planting areas from those anticipated under the operative plan
 - The Native Planting Restoration Management Plan (NPRMP)
 - Duration of planting maintenance and establishment periods
 - Provisions addressing ecological corridors, including ki uta ki tai connectivity
-

7. Wetlands, Streams, and Waterways

- Provisions and assessment methods relating to:
 - Identification and classification of wetlands (including Wetlands 2–5)
 - Treatment of ephemeral, intermittent, and permanent streams
 - Stock access, fencing, riparian margins, and restoration requirements
 - Provisions that assess waterways as low or negligible ecological value due to historic modification
-

8. Fish Passage and Aquatic Ecology

- Provisions relating to fish passage design and requirements, including assumptions that passage is unnecessary due to current habitat condition
 - Provisions that do not adequately consider future climate change impacts and potential restoration outcomes
-

9. Cultural Values and Māori Place Names

- Provisions relating to:
 - Recognition of cultural values, tikanga Māori, and kaitiakitanga
 - Use of Te Reo Māori place names for streets, roads, and development areas
 - Provision (or absence) of bilingual signage
-

10. Infrastructure and Servicing Provisions

- Provisions relating to mail delivery and community infrastructure servicing for increased residential development
 - Provisions that do not adequately address the cumulative effects of additional dwellings on existing services
-

11. Construction Effects and Reverse Sensitivity

- Provisions relating to:
 - Construction traffic, haul routes, dust, noise, and debris
 - Management plans intended to mitigate these effects
 - Provisions that rely on compliance frameworks which, based on lived experience, have not been effective in preventing adverse effects
-

12. Consultation and Engagement Processes

- Provisions and processes relating to:
 - The extent and adequacy of consultation with existing residents
 - Engagement with affected communities and mana whenua at a neighbourhood scale
-

13. Objectives and Policies Relating to Wellbeing and Sustainable Development

- Objectives and policies that seek to:
 - Enable residential growth
 - Maintain environmental quality
 - Protect amenity values
 - Promote community wellbeing
 - My submission addresses whether the balance struck by the Plan Change achieves these outcomes in practice.
-

My submission also relates to any consequential amendments, definitions, maps, appendices, structure plans, assessment methodologies, or implementation provisions arising from or required to give effect to Plan Change 6.

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

Submission on Ocean Ridge – Plan Change 6

Submitted by: Gina Solomon

1. Introduction and Submitter Background

My name is **Gina Solomon**. I whakapapa to **Kaikōura**, and I was born and raised here. I have lived, worked, and contributed to this community for more than 30 years, both locally and nationally, primarily within the conservation, environmental, and cultural management space.

My governance and community roles have included:

- Secretary, **Kaikōura Rūnanga** (15 years)
- Secretary and member, **Te Korowai o Te Tai o Marokura – Kaikōura Coastal Kaitiaki** (17 years)
- **Kaikōura Marine Guardian** (10 years)
- **Mātaitai / Taiāpure Manager** (10 years)
- Member, **Kaikōura Zone Committee** (15 years)
- Member and Chair, **Nelson–Marlborough Conservation Board** (14 years, last 3 as Chair)
- Director, **QEI National Trust** (8 years)
- Member, **Nature Heritage Fund** (5 years)
- Member, **Forestry Ministerial Advisory Group** (2 years)
- Trustee, **Tītī / Hutton's Shearwater Charitable Trust** (11 years; now Life Member)

In 2021, I was made a **Member of the New Zealand Order of Merit** for my conservation mahi.

I am currently Secretary of the **Ocean Ridge Catchment Conservation Group (ORCCG)**, formed by local residents in 2021. Through this group, we successfully secured Environment Canterbury funding for predator trapping to support biodiversity within Ocean Ridge.

I acknowledge that learning is lifelong; however, I bring substantial experience and a deep commitment to tikanga, kaitiakitanga, and the wellbeing of both people and environment.

Everything I submit here comes from a place of care for **Kaikōura, its people, and generations yet to come.**

2. Overall Position on Development

I wish to be very clear at the outset:

- **I support further development in Kaikōura**
- **We need more housing**
- **We need employment opportunities so whānau can live and remain here**
- **I support smaller lots when balanced with strong native biodiversity outcomes**

This submission is **not** about opposing development in my neighbourhood. It is about ensuring development is done **well**, in a way that protects:

- Cultural values
 - Environmental integrity
 - Community wellbeing
 - The **mauri** of Ocean Ridge
-

3. Ocean Ridge – Values, Place and Personal Connection

Ocean Ridge is not simply a subdivision. It is a landscape with deep emotional, cultural, and environmental significance.

After living in **Peketā** for 20 years, my mother passed away in 2018. In my grief, I was drawn to Ocean Ridge. When we viewed **27 Knowles Crescent**, the view connected Te Tai o Marokura, Peketā, and **Ōaro** — my ancestral lands where my whānau have lived for over 600 years and where our urupā lies waiting to welcome me.

From the moment I stood there, the **mauri was immediate and undeniable**. I felt the presence of my ancestors and knew this was where I belonged — a place to live with health, peace, and wellbeing through to old age.

Ocean Ridge's **rural feel, native biodiversity, and sense of calm** are repeatedly commented on by whānau and friends who visit. This environment supports not just individuals, but collective wellbeing.

4. Acknowledgement of Positive Land Stewardship

I wish to acknowledge **Gary Robertson (Cargill Station Ltd)** for his stewardship of Ocean Ridge to date.

The removal of pest pine forest along State Highway 1 has restored views of **Te Tai o Marokura** and strengthened connection to the ocean. These changes have been deeply restorative for many residents.

On a personal level, Gary allowed our whānau to place a **memorial seat** within the reserve near the Water Tower for our son Cory, whom we lost suddenly in 2020. This seat now serves both as a place of remembrance and a resting place for walkers enjoying the many tracks in this area. We are profoundly grateful for this generosity.

5. Consultation Concerns

I am disappointed that **meaningful consultation with all Ocean Ridge residents did not occur**. I was not consulted on this Plan Change.

Ocean Ridge is a small community where facilitated meetings could easily have been held.

Genuine engagement would have:

- Improved understanding of the proposal
- Allowed concerns to be raised early
- Strengthened community cohesion
- Reduced opposition and mistrust

Consultation should be more than a procedural requirement — it should be a genuine exchange.

6. Density, Scale and Built Form

My primary concern is the **increase in residential yield** from **336 units to 486 units** — an increase of approximately **150 dwellings**.

I believe this level of density risks:

- Loss of Ocean Ridge's rural character
- Increased pressure on infrastructure
- Degradation of cultural and environmental values
- Erosion of the mauri that defines this place

I strongly support:

- **Low-rise development only (maximum two storeys)**
- Retention of **views and connection to Te Tai o Marokura**
- Increased and protected native biodiversity

Three-storey apartment-style development is inappropriate in this location and would undermine the very identity of "Ocean Ridge".

7. Transport, Traffic and Safety (ITA Concerns)

Ocean Ridge Drive is already experiencing increased traffic. With the proposed road connections to the Vicarage, Green Lane, and future industrial areas, it risks becoming a **primary thoroughfare** — effectively "State Highway 1A".

Concerns include:

- Increased vehicle numbers beyond current lived experience
- Heavy vehicle movements during construction
- Noise, dust, pollution and vibration
- Safety risks for children and visiting grandchildren

While the speed limit is 50km/h, many vehicles exceed this. Traffic calming measures such as **speed humps, signage, and intersection redesign** are urgently needed.

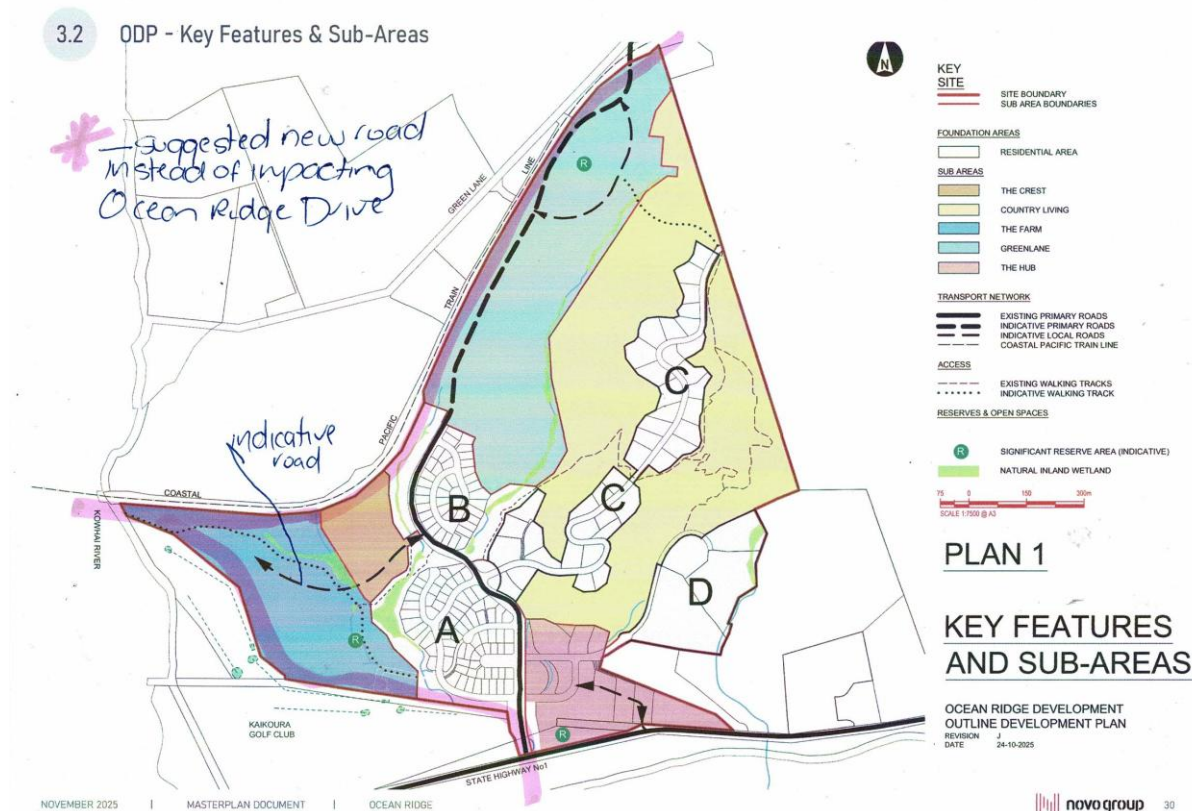
The intersection of **Ocean Ridge Drive, Greenburn Way and Ingles Drive** is unsafe. I support **roundabouts or stop controls** over the current configuration.

Traffic "estimates" and "assumptions" may look acceptable on paper, but living with the reality is very different.

8. Alternative Roading Alignment

I oppose the indicative primary access road shown through the Farm.

I support investigation of an **alternative route along the rail corridor**, connecting to State Highway 1 or exiting via the existing Ocean Ridge entrance. This would significantly reduce impacts on Ocean Ridge Drive and residents' living environments. As noted below:



9. Mail Delivery Infrastructure

Ocean Ridge residents currently must travel into town to collect mail, adding unnecessary vehicle trips and congestion.

With further development, this issue will worsen. I strongly support the creation of a **local mail collection area within Ocean Ridge** and encourage the applicant to engage with NZ Post immediately.

10. Māori Place Names and Identity

I strongly support the use of **Te Reo Māori place names** for all new roads and areas, with **bilingual signage**.

I encourage replacing generic names such as “The Hub”, “The Farm”, “The Crest”, “Country Living” and “Green Lane” with meaningful Māori names that reflect local history, landscape, and identity.

11. The Farm – Community Amenity

I support the Farm being developed as a **multi-use community space**, including:

- A **fenced dog exercise area**
- A **children’s playground**
- **Outdoor fitness and wellbeing infrastructure**



These facilities would support physical health, social connection, and intergenerational use and would benefit the wider Kaikōura community.

12. Native Biodiversity and Ecological Concerns

Ocean Ridge’s native plantings and biodiversity are a standout feature and should be strengthened, not diluted.

Concerns include:

- Insufficient avifauna survey effort
- Absence of lizard surveys despite suitable habitat
- Under-assessment of wetland values
- Degraded streams and drains left unfenced and polluted

Wetlands are **taonga**, central to whakapapa, mahinga kai, water quality, and resilience. They must be fenced, restored, and managed under robust, long-term plans.

I seek:

- Comprehensive wetland and waterway restoration
- A strengthened **Native Planting Restoration Management Plan**
- Maintenance periods extended to **15 years**
- Legal mechanisms ensuring future landowners maintain biodiversity
- Inclusion of **fire-resistant native species**

Ocean Ridge has the opportunity to be a **biodiversity leader** for Kaikōura.

13. Fish Passage

While current aquatic habitat is degraded, climate change and future restoration may alter conditions. Fish passage should therefore be **designed in from the outset**, not dismissed.

14. Pest and Weed Management

Expanded native areas will require active pest and weed control. I encourage collaboration with **ORCCG**, who already have experience and community support in this space.

15. Decision Sought

I seek that the local authority:

- Declines or substantially modifies Plan Change 6 to reduce density
- Limits building height to two storeys
- Strengthens biodiversity, wetland, and waterway protections
- Improves transport safety and road design
- Requires meaningful consultation with residents
- Protects the cultural, environmental, and spiritual mauri of Ocean Ridge

If the Plan Change is approved, I seek that **all matters raised in this submission be addressed and incorporated into the final decision**.

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: 0275161715

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

.....
Contact person: Gina Solomon

[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.