



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: __Bryce Chapman & Emma Lindsay-Chapman

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:

- The proposed increase in residential density within the Ocean Ridge Development Area.
- The provision for a broader mix of housing typologies, including smaller sections and more compact forms of housing.
- The efficient use of existing and planned infrastructure capacity.
- The expansion of the Hub Mixed-Use Area and the creation of a functional neighbourhood centre.

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

I **support** Proposed Plan Change 6 and the outcomes it seeks to enable.

As developers and a Kaikōura ratepayer, we support this plan change because it delivers housing and urban outcomes that are clearly needed and long overdue. The proposal enables higher densities in appropriate locations, greater housing diversity, smaller and more affordable sections, more efficient use of infrastructure, and a stronger ratepayer base. These are sensible, mainstream planning responses that reflect how communities’ function today and what the local market is actually demanding.

It is disappointing that these outcomes are only being achieved through a privately initiated plan change. The operative District Plan is demonstrably out of date and does not respond to modern housing needs or community expectations. While it is regrettable that private parties must carry the cost and risk of correcting these deficiencies, Proposed Plan Change 6 does exactly what should have been addressed through a Council-led process some time ago.

The expansion of the mixed-use Hub is a particularly positive aspect of the proposal. It supports a more complete neighbourhood, provides opportunities for local services and employment, and helps ensure that growth at Ocean Ridge is supported by appropriate amenities rather than relying solely on the town centre.

Overall, Proposed Plan Change 6 represents a necessary and practical update to the planning framework. It aligns with current demand, supports efficient growth, and delivers outcomes that are clearly in the public interest.

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

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Approve Proposed Private Plan Change 6 as notified, including the provisions that enable increased residential density, housing diversity, efficient infrastructure use, and the expansion of the Hub Mixed-Use Area.
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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

Emma Lindsay-Chapman

Bryce Chapman

.....
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: cldevelopmentsltd@outlook.com

Telephone: 0212463743 / 0273083069

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

266 Prestons Road

Marshland

Christchurch 8051

Contact person:

[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.