

From: [Fraser Ibbotson](#)
To: [submissions](#)
Subject: Plan Change 6
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I support the proposed plan change.

As a local real estate agent, I have direct exposure to housing demand, affordability constraints, and buyer preferences in Kaikōura. From this perspective, I consider Proposed Plan Change 6 to be a well-targeted and appropriate response to current and future market conditions.

The proposal to increase housing density within Ocean Ridge will strengthen the local ratepayer base by enabling more households within an area that already benefits from existing and planned infrastructure. This approach helps spread the cost of infrastructure more evenly across a larger number of ratepayers and supports the long-term financial sustainability of council services.

The plan change also supports local economic outcomes. Additional residential development creates employment opportunities during construction and across associated trades, while the resulting housing supply provides more attainable options for locals who wish to live and work in Kaikōura. Retaining people in the district is essential to supporting local businesses and community resilience.

From a market perspective, the proposal aligns strongly with observed demand. There is a clear shift toward smaller homes and sections that are more affordable, lower-maintenance, and better suited to modern lifestyles. The current housing stock in Kaikōura provides limited choice in this regard, and the proposed lot size flexibility and allowance for more compact housing forms directly address this gap in the market.

Overall, I consider Proposed Plan Change 6 to be consistent with sound growth management principles. It enables increased housing supply and choice in an appropriate location, makes efficient use of infrastructure, and responds to genuine housing demand within the district.

I seek the following decision from the local authority:

That the Council **approve Proposed Private Plan Change 6**, including the provisions that enable increased residential density, smaller section sizes, and a broader mix of housing types within the Ocean Ridge Development Area

Fraser Ibbotson



Fraser Ibbotson

Rural/Lifestyle Sales Consultant
Kaikōura
021 574 037

Property Brokers

8 West End Kaikōura
pb.co.nz



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