



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: Terence RATH

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 ☒ 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:

The entire proposal

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

Please see my following submission

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

Please see my following submission

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: 17-12-25

Email address for service of submitter: terry.rath59@gmail.com

Telephone: 027 312 0055

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

Po Box 196 Kaituma

Contact person: T Rath

[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.

MY SUBMISSION IS:

I SUPPORT THE PROPOSED PLAN CHANGE.

I AM A RECENT RESIDENT OF OCEAN RIDGE AND AM VERY POSITIVE ABOUT THE DIRECTION PROPOSED PLAN CHANGE 6 IS TAKING. ONE OF THE KEY STRENGTHS OF OCEAN RIDGE IS THE QUALITY OF THE NEIGHBOURHOOD AND THE SENSE OF COMMUNITY THAT ALREADY EXISTS, AND I BELIEVE THE PLAN CHANGE WILL BUILD ON THIS RATHER THAN DETRACT FROM IT.

THE PROPOSED INCREASE IN HOUSING DENSITY, PARTICULARLY THROUGH SMALLER SECTIONS AND A WIDER RANGE OF HOUSING TYPES, IS IMPORTANT FOR THE FUTURE OF OCEAN RIDGE. IT WILL HELP ATTRACT ACTIVE FAMILIES AND WORKING PEOPLE WHO MIGHT NOT OTHERWISE BE ABLE TO AFFORD A SECTION IN A DEVELOPMENT OF THIS STANDARD. IN MY VIEW, BRINGING MORE FAMILIES AND A WIDER MIX OF RESIDENTS INTO THE AREA WILL STRENGTHEN THE COMMUNITY AND HELP ENSURE OCEAN RIDGE REMAINS A LIVELY AND WELL-USED NEIGHBOURHOOD.

I AM ALSO VERY SUPPORTIVE OF THE PROPOSED MIXED-USE ZONING AND THE EXPANSION OF THE HUB AREA. THE ABILITY TO HAVE SMALL-SCALE COMMERCIAL AND COMMUNITY ACTIVITIES WITHIN EASY WALKING DISTANCE IS A REAL BENEFIT, PARTICULARLY FOR RETIREES AND RESIDENTS WHO VALUE BEING ABLE TO ACCESS SERVICES WITHOUT NEEDING TO DRIVE. OPPORTUNITIES FOR CAFÉS, SMALL SHOPS, OR COMMUNITY SPACES WILL ENCOURAGE PEOPLE TO SPEND TIME LOCALLY, SUPPORT SOCIAL INTERACTION, AND HELP RESIDENTS GET TO KNOW ONE ANOTHER.

I SEEK THE FOLLOWING DECISION FROM THE LOCAL AUTHORITY:

THAT THE COUNCIL APPROVE PROPOSED PRIVATE PLAN CHANGE 6, INCLUDING THE INCREASED RESIDENTIAL DENSITY AND THE EXPANDED HUB MIXED-USE AREA AS NOTIFIED.

I ALSO SEEK THAT THE COUNCIL RETAIN THE PROPOSED SCALE AND FORM OF DEVELOPMENT, WHICH I BELIEVE WILL SUPPORT COMMUNITY WELLBEING, HOUSING AFFORDABILITY, AND ACCESS TO LOCAL SERVICES FOR OCEAN RIDGE RESIDENTS.