



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: Tom Robertson - Stoke Homes

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 Greenlane Area and other parts of the Ocean Ridge Development Area.....

The overall increase in residential yield and the provision for a wider range of housing types.

The proposed transport network improvements; including roading connections and traffic management measures.

The integrated approach to residential growth, employment, and economic activity enabled by the plan change.

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 the proposed plan change in full.

I am a local builder and recently purchased five residential sections on Ocean Ridge Drive, directly neighbouring the Greenlane Area where increased residential density is proposed. As both a property owner and a builder, I have considered the implications of the plan change carefully, including the potential for increased traffic and activity in the area.....

Despite being directly affected by the proposed intensification, I fully support the proposal. In my view, the increased density and housing supply enabled by Plan Change 6 are necessary and appropriate for Kaikōura. Ocean Ridge is a logical location for this growth, given the existing and planned infrastructure and the ability to manage effects through staged development and transport upgrades.

The plan change will also have clear benefits for employment and the local economy. Enabling more housing creates consistent work for builders, trades, suppliers, and associated services, helping to retain skilled workers in the district. This type of activity supports local businesses and contributes to the overall resilience of Kaikōura's economy.

From a practical standpoint, I consider the proposed roading and transport improvements to be an important part of the proposal. These measures will help ensure that increased activity is managed safely and efficiently as the area develops.

Overall, I see Proposed Plan Change 6 as a positive framework that supports housing supply, employment, and economic growth, while appropriately managing the effects of development on neighbouring properties and infrastructure.

.....

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

.....

That the Council approve Proposed Private Plan Change 6, including the increased residential density in the Greenlane Area, the associated transport and infrastructure provisions, and the broader framework that enables housing development and economic activity at Ocean Ridge.

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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



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: 18 December 25

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Email address for service of submitter:tom@stokehomes.co.nz.....

Telephone: 02723415389

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

3a Kennedys Bush Rd

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Contact person: Tom Robertson

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[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.