



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: Leigh Harris (Owner, Seaview Stage 3A and 3B)

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

I support Plan Change 6 in principle because it gives effect to Kaikōura District Council's own strategic housing and growth direction, and to central government investment decisions that specifically anticipate and fund substantial new housing in Ocean Ridge and adjoining areas.

This development is not speculative developer-driven growth; it is the direct implementation of Kaikōura District Council's spatial planning and strategic housing commitments.

The Council received \$7.8 million from the Government's Infrastructure Acceleration Fund (IAF) in 2022 specifically to enable infrastructure for approximately 403 new dwellings across Vicarage Views and Ocean Ridge, including the Ocean Ridge area subject to this plan change.

The Council's Chief Executive has publicly acknowledged that this level of growth is planned, significant, and necessary to support Kaikōura's future, and that the district has "*put the building blocks in place*" through its spatial plan and infrastructure planning to manage that growth sustainably. See: <https://www.rnz.co.nz/news/top/579456/kaikoura-council-plans-to-open-up-land-for-400-new-homes>

STRATEGIC HOUSING NEED AND 'RIGHT-SIZING' KAIKŌURA

Council has already made a clear and evidence-based judgment that additional housing is required to 'right size' Kaikōura and support its long-term economic and social wellbeing.

- The IAF-funded programme provides for around 400 new homes, representing an increase of roughly 1,000 residents on a current population of about 4,200, i.e. around 24% population growth, which the Chief Executive has publicly described as unprecedented but strategically necessary for the district.
- The Council's own policy framework seeks to "*maintain sufficient, flexible supply of land through responsive zoning policies that enable housing, commercial and community development*" and to review the spatial plan with measurable outcomes, signalling a deliberate intent to enable more homes in appropriate locations.
- Post-earthquake housing pressures, including the need for temporary and recovery housing, have demonstrated the vulnerability of a constrained housing stock in Kaikōura and informed the regional housing planning work for Waitaha Canterbury. See: [Final-Waitaha-Canterbury-Regional-Housing-Strategic-Plan-Sept-2025.pdf](#)

On this basis, Plan Change 6 is not an outlier; it is one of the key delivery mechanisms through which the Council can meet the housing capacity its own strategies, funding bids and public statements already contemplate.

RELATIONSHIP WITH SEAVIEW AND INTEGRATED GROWTH

As the owner of the incomplete Stages 3A and 3B of the Seaview development, I have a direct interest in ensuring Kaikōura's growth is coherent and complementary across Seaview, Vicarage Views and Ocean Ridge, rather than fragmented or constrained in one area to the detriment of the whole.

I support a balanced growth pattern where:

- Ocean Ridge provides a mix of residential typologies (including higher-density areas where infrastructure and topography make this appropriate) alongside a modest Hub that supports local services and visitor activity.
- Seaview Stages 3A and 3B complete the planned urban form to the north, with connected walking and cycling links and complementary housing options that reinforce, rather than undermine, Ocean Ridge's role in the growth strategy.
- Vicarage Views provides additional capacity to the west, again consistent with the IAF-funded programme and Council's spatial planning.

This more integrated view recognises that Kaikōura's housing and visitor economy function as a network of precincts, not as isolated developments competing for a fixed pie.

The notion of restricting residential capacity runs counter to basic economic principles, where increasing supply typically helps moderate prices.

For territorial authorities, the primary consideration when enabling growth is managing limited cashflows and ensuring sufficient infrastructure capacity. In the case of Ocean Ridge, infrastructure funding does not present a constraint as IAF funding has been secured to deliver all required off-site community infrastructure – both new works and upgrades – needed to support the additional dwellings proposed under the Plan Change. These are costs that would otherwise fall to Council and be recovered through development contributions, which provide only limited cashflow in a small district like Kaikōura.

My understanding is that the developer will also remain responsible for all on-site infrastructure servicing the new lots, as is standard practice.

In summary, with PC6, the community benefits from increased housing supply and greater housing diversity, without incurring any financial risk.

CHARACTER, AMENITY AND 'RIGHT-SIZING'

My submission adopts the view that character is not a static concept and that the District Plan already anticipates growth, tourism and increased visitor accommodation as core elements of Kaikōura's identity and economy.

- The District Plan's strategic provisions expressly recognise visitor accommodation as essential to the tourism industry and acknowledge that providing a greater range of facilities can encourage year-round visitation and economic benefits, subject to managing effects on traffic, infrastructure and amenity.
- The Council's housing and spatial planning work reflect a conscious decision to move from a purely small-village scale towards a right-sized regional coastal town, while still maintaining key landscape and built-form characteristics.

From the perspective of a neighbouring developer, carefully planned growth at Ocean Ridge – particularly where it is matched with IAF-funded infrastructure – supports rather than undermines Kaikōura's profile as a well-designed regional coastal destination.

DENSITY, DISTRIBUTION AND TYPOLOGIES

My position is density in itself is not a problem – poorly designed or poorly located density is.

I therefore:

- Support increased density where it is supported by upgraded infrastructure, walkable access to services and good urban design, including in parts of Ocean Ridge.
- Support the use of smaller lots and attached typologies (duplexes, terraces, retirement-focused housing) to provide housing choice that Kaikōura has historically lacked, provided this is accompanied by clear design controls and open-space integration.
- Consider that completion of Seaview Stages 3A and 3B will help distribute growth across the wider urban area – complementing rather than displacing increased capacity within Ocean Ridge.

This perspective recognises that ‘low density everywhere’ is not a sustainable response if Kaikōura is to deliver the 300-360 new dwellings its own strategic planning Long Term Plan contemplates in the next 10 years.

TRAFFIC, SAFETY AND THE HUB

My view is traffic management is best addressed through design and regulation, not by artificially constraining housing supply.

- The IAF investment includes upgrades to roading and active transport links intended to support the additional dwellings at Vicarage Views and Ocean Ridge.
- Speed management, intersection treatments and pedestrian priority measures can and should be addressed through the Council’s transport programmes and consent conditions, rather than by scaling back the housing response that the Council itself has sought specifically to enable.

Similarly, a modestly-scaled Hub at Ocean Ridge has the potential to reduce vehicle trips to the town centre for everyday needs, while offering services to Seaview and Vicarage Views residents and visitors – particularly if well-integrated with walking and cycling routes.

I seek the following decision from the local authority:

1. Approve Plan Change 6 in principle, subject to any refinements necessary to ensure high-quality urban design, integrated transport outcomes and appropriate staging of infrastructure.
2. Explicitly recognise in its decision that Plan Change 6 gives effect to:
 - the Council’s spatial plan and housing growth objectives; and
 - the Infrastructure Acceleration Fund programme that funds infrastructure for approximately 400 new dwellings in Vicarage Views and Ocean Ridge.

- The Kaikoura District Council Long Term Plan.
3. Ensure that any amendments to the Greenlane, Hub or related provisions:
- are framed in a way that does not undermine the overall housing capacity and growth pattern anticipated for Kaikōura; and
 - remain compatible with the completion and successful operation of neighbouring developments, including Seaview Stages 3A and 3B.
4. Where concerns about traffic, amenity or character are upheld in part, address these through conditions, design standards and transport measures rather than by significantly reducing dwelling capacity below what is required to meet Kaikōura's strategic housing needs.

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

Date: 18 December 2025

Email address for service of submitter: leigh@conv.co.nz

Telephone: 021594052

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

PO Box 125 Christchurch

Contact person: Leigh Harris