



### What is the Draft Kaikōura Spatial Plan and why is it important ?

The Kaikōura Spatial Plan sets out how and where the Kaikōura district should grow and develop over the next 30 years.

The extended time frame allows the district to proactively address and plan for anticipated changes, ensuring that any development growth aligns with the values and aspirations of the community.

The Kaikōura Spatial Plan will play a crucial role in shaping future land use patterns and guiding decisions relating to new zoning within the Kaikōura District Plan.

The Plan will be used not only to inform local initiatives but will also have potential to influence regional and central government investment decisions.

### What do we want your specific feedback on?

The Draft Spatial Plan provides a 30 year vision of planning of the Kaikōura Township and surrounding Kaikōura Flats. It identifies areas for future development and intensification.

Do you agree with the initial proposal? What are your thoughts and ideas around the way forward for the Draft Kaikōura Spatial Plan 2024?

### Time frames for the consultation:

12th September 2024 - 12.00pm	Consultation period starts
18th October 2024 - 5.00pm	Consultation period closes
Hearings/Deliberations	November 2024

### About this feedback form

This online feedback form is in two parts.

#### A. Submitter Contact Details

- Please enter your details so we can contact you about your feedback if necessary.

#### B. Feedback on the Draft Kaikōura Spatial Plan 2024

- This is where you enter your feedback into the form.
- There is also the option to upload a feedback document at the end of this form

**Move Kaikōura Forward by giving us your feedback and HAVING YOUR SAY**

If you run out of time you can save the form as draft and comeback and finish it at any time before 5.00pm 18th October 2024

#### A. Submitter Contact Details

First Name \*

Family Name \*

Contact Phone Number \*

#mail Address \*

Organisation (if applicable)

Would you like to present your feedback in person at a hearing?

Yes

No

Would you like to be informed of the next steps and decisions?

Please select one option by clicking on it

Yes

No

### Option to upload a file

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#### Feedback File

If you have your feedback in a separate document you can upload it here.

*See attached sheet.* Drag and drop up to 10 files here to upload or [Choose files](#)

**Thank you for taking the time to share your feedback and ideas.**

#### What happens next?

- Council will read and consider all submissions and feedback. Please clearly state if you wish to speak in support of your submission and note that any submission made will be available to the public.
- Hearings and meetings on the Draft Kaikōura Spatial Plan 2024 will be open to the public. Dates TBC after closure of the consultation period.

Submit

Save as Draft

## Kaikoura Spatial Plan - Draft.

### 2.3 Spatial Plan - Basin.

I would like to make comments on 3 of the key changes.

#### Change 4.

I am totally opposed to the creation of clusters of residences within the basin, especially in the Red Swamp Schothouse Road area.

This area will zone part of our farm into an urban area, which will only increase conflict for us. As this section of land is very important to our farming operation, - acting as a dry area when other parts of the farm are extremely wet, and to have it as ~~an urban~~ an urban zone will be very unjust.

It will not only increase its rating valuation, as well as the number of neighbours, and also create problems for our farming operations.

Is the infrastructure going to handle the increase in population. Water, Sewerage, Roading network, will also.

~~Change 3~~ increase the Greenhouse Gas Problem!!

#### Change 3

Revegetation of creeks & streams - while very aspirational, will only add another layer of bureaucracy to these few landholders. Is this function one ~~for~~ that ECan looks after!

If it is part of Council policy, who will police it? i.e. tree types/species, weed control within fenced areas, etc. Also will these areas then fall into a S.N.A. at a latter date!

#### Change 1

An alternative heavy transport route - while very aspirational, I think it is a very



delusional idea.

The cost of achieving this will be very large, have huge impacts of the farming way of life along this Route, for not a lot of gain.

The community ~~instead~~ should embrace the trucking industry, making it easier to get through the built up area. Council should embark on trying to widen SH1 from Lyell Creek bridge up to ~~present~~ ~~NDP~~ Hawthorne Road, making it easy for them to park up for short stops - pie & pee, and still allow plenty of room for others to pass.



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**First Name\***

Lynette

**Family Name\***

Buurman

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

Encounter Kaikoura

**Address\***

[REDACTED]

### **Privacy statement**

All submissions (including names and contact details) may be provided in full to elected members. Submissions (including names but not contact details) may be made available to the public at our office and on our website. Your personal information may also be used for the administration of the consultation process, including informing you of the outcome of the consultation. All information collected will be held by Kaikōura District Council, 96 West End, Kaikōura, with submitters having the right to access and correct personal information.

### **Privacy Statement Acknowledgement**

I acknowledge that I have read the privacy statement and am happy to proceed.

## **B. Draft Kaikōura Spatial Plan 2024**

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### **Description**

Council seeks community feedback on the Draft Kaikōura Spatial Plan 2024. You may wish to comment on the plan generally, however some areas you might wish to focus on may include:

- \* The vision
- \* Types and sizes of land uses, including locations for them
- \* Spatial Plan layers at pages 21 - 24
- \* Implementation and staging

### **Are you a local resident or business owner?**

Please select one option by clicking on it

Yes

No

### **Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Thank you for the opportunity to submit on the Draft Spatial Plan 2024. The time and effort that has been invested in the process to date is to be commended. It is great to see this document materialise and once adopted, will be a useful source of information for new zoning within the Kaikoura District Plan.

I was particularly interested in the Action Plan Schedule (page 26) and the priorities that have been assigned high, medium and low ratings.

I am delighted to see the focus on the development of proposed walking and cycling connections in order to create a network of trails for our community. I am also pleased that this is a commitment identified as a short term priority so we can expect implementation in the next 5 years. Bring it on!

I am also pleased to note there are plans to develop walking and cycling routes along Lyell Creek which will be such an asset especially in conjunction with the Whale Trail starting point planned for the centre of Kaikoura. Any improvements for cycling and walking to be more easily utilised is a positive commitment for Kaikoura.

Just a thought that occurred to me would be the provision of cycling connectivity to the new business park although crossing of the Kowhai River could be challenging. When the heavy vehicle/freight bypass investigation commences, it would be good to add cycling access into the discussion.

Thank you and best wishes for the next steps of this process

**Are there any changes you would like to see made to the plan? If so, please explain why?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

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Yes

No

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**Option to upload a file**

**Feedback File**

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18 October 2024

Kaikōura District Council  
PO Box 6  
Level 2  
West End  
**KAIKŌURA 7300**  
Email: [matt.hoggard@kaikoura.govt.nz](mailto:matt.hoggard@kaikoura.govt.nz)

Attn: Matt Hoggard

Dear Matt,

**Feedback to the Draft Kaikōura Spatial Plan**

1. On behalf of our clients, **Cargill Station Ltd (CSL)** in relation to Ocean Ridge, please find attached our formal feedback on the Draft Kaikōura Spatial Plan (**KSP**).
2. We thank you for the opportunity to provide feedback on the draft for your consideration.
3. **CSL** has carefully examined the **KSP** and is generally supportive of the overall vision and approach.
4. However, there are some aspects of the KSP that may create a potential policy impediment to the CSL vision for Ocean Ridge. CSL seeks the opportunity to discuss potential amendments to the KSP as set out in more detail in the attached feedback. The key aspect that CSL seeks amendments to the KSP relates to:
  - i. Resolution of various identified 'constraints' identified in the constraints mapping; and
  - ii. The provision for both Medium Density and Neighbourhood Centre/Commercial zones within the Ocean Ridge site
5. CSL would appreciate the opportunity to discuss the attached feedback and work collaboratively with the Council in assisting with the final Spatial Plan for Kaikōura.

Yours sincerely

**Resource Management Group**



**David McMahon**  
**Practice Manager/Director**

*Attachments:*

1. **Feedback on the Draft Kaikōura Spatial Plan**

## FEEDBACK ON CONSULTATION DRAFT KAIKŌURA DISTRICT COUNCIL – SPATIAL PLAN (K

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**To:** Kaikōura District Council (KDC)

**Name of submitter:** Cargill Station Ltd (CSL)

- 1 This feedback relates to the Draft Kaikoura Spatial Plan (**KSP**), and in particular:
- i. **Supports** the KSP overall vision and acknowledgement of Ocean Ridge progress for development in the District over the past 25 years.
  - ii. **Opposes** and seeks **amendments** to the following aspects of the Draft Spatial Plan:

**Part 1:**

- a. 1.4 Developable Land Plan<sup>1</sup>
- b. 1.5 Planning Constraints Plan<sup>2</sup>
- c. 1.5 Landscape Constraints Plan<sup>3</sup>
- d. 1.5 Natural Hazard Constraints Plan<sup>4</sup>

**Part 2:**

- e. 2.1 Spatial Planning Principles
- f. 2.3 Spatial Plan – Basin<sup>5</sup>
- g. 2.3 Key Changes
- h. 2.4 Spatial Plan - Township
- i. 2.6 Implementation and staging

- 2 The specific matters of the KSP that CSL's feedback relates to, and the reasons are set out in **Appendix A** and **Appendix B** below.

**Signed** for and on behalf of **Cargill Station Ltd** by its Resource Management Consultants and authorised agents Resource Management Group Ltd



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Jacqui Hewson  
Senior Consultant  
18 October 2024

Address for service of submitter:

**Cargill Station Ltd**  
c/- Jacqui Hewson  
Resource Management Group

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██████████  
██

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<sup>1</sup> KSP 'Developable Land Plan' (Study Area), page 11

<sup>2</sup> KSP 'Planning Constraints Plan' (Study Area), page 12

<sup>3</sup> KSP 'Landscape Constraints Plan (Study Area), page 13

<sup>4</sup> KSP 'Natural Hazards Constraints Plan (Study Area), page 14

<sup>5</sup> KSP Spatial Plan – Basin, page 21



## Appendix A

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### A: INTRODUCTION

1 CSL welcomes the opportunity to provide feedback on the Kaikōura District Council, **Draft Kaikōura Spatial Plan**, September 2024

2 The feedback is broadly organised as follows:

- **Summary of CSL's feedback;**
- **Statement of Interest and Background;**
- **General feedback;**
- **Summary of relief sought**
- **Conclusion**
- **Detailed relief sought (contained in Appendix B)**

### B: SUMMARY

3 CSL generally supports the **KSP** overall vision for growth over the next 30 years.

4 CSL also supports the acknowledgment in the KSP of the role that Ocean Ridge Developments have provided in the regional progress for development over the past 25 years. In particular, the acknowledgement of Ocean Ridge residential and commercial developments and Plan Changes 1 and 2, which refined local development guidelines,<sup>6</sup> is supported by CSL.

5 However, CSL's key concern that the **KSP** is twofold:

- (a) The KSP is inconsistent with the Outline Development Plan within the Operative District Plan for the Ocean Ridge Development Area in respect to the 'constraints' mapping. CSL also seeks that these maps accurately reflect the zoning is 'snapped' to the correct cadastral boundary for the Ocean Ridge site.
- (b) The KSP does not reflect the development opportunities inherent at the Ocean Ridge site in terms of both residential intensification and neighbourhood centre/commercial activity. In particular CSL is concerned that the KSP does not identify or adequately provide for neighbourhood centre/commercial development, which plays a key role regionally in terms of the economy to assist in housing delivery set out in the National Planning Standards for Urban Development (**NPS-UD**).

6 CSL also seeks that the KSP is more aspirational in the provision and priority of the Blue Green network throughout the District.

### C: STATEMENT OF INTEREST AND BACKGROUND

7 CSL, is one of Kaikōura's leading property developers and is now embarking on completing the remaining stages of the Ocean Ridge community.

8 Ocean Ridge is identified within the geographic scope of KSP and is identified as one of the key developments in the regions progress<sup>7</sup> and therefore CSL seeks to continue Ocean Ridge's next stages of development to enable this community to continue to be a positive key driver for the district's future development over the next 30 years.

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<sup>6</sup> KSP, Section 1.2: Past 25 Years of Change, page 9

<sup>7</sup> KSP, Section 1.2 Past 25 Years of Change, page 9

<sup>7</sup> KSP, Section 1.4 Developable Land, page 11

- 9 The KSP also recognises that “*Ocean Ridge emerges as potentially suitable areas for development from a constraints perspective*”<sup>8</sup> and therefore CSL seeks that all aspects of the Spatial Plan reflect Ocean Ridge’s future potential development capabilities.
- 10 CSL has recently lodged an application for the next stage (Stage 4) subdivision for Ocean Ridge, the ‘Highgate Subdivision’, which continues to provide for a range of lot sizes to increase Kaikōura’s housing choice and availability.

## D: GENERAL FEEDBACK

### *Key aims of the feedback*

- 11 Given the housing crisis in New Zealand and in particular the housing shortage in Kaikoura, CSL seeks that KDC continues to identify areas appropriate for the continued supply of housing and in particular housing intensification. CSL also seeks further opportunities to provide for a well-functioning urban environment, by ensuring mixed use development are explicitly provided commensurate with the level of residential development embodied in CSL’s vision for the site.
- 12 CSL also considers that the KSP should be more aspirational in terms of providing for extended and connected pedestrian and cycle networks throughout the District.
- 13 The principal aim of this feedback is therefore to ensure that the KSP recognises existing and future development opportunities and sustainable transport connections, to accommodate for further development potential and connectivity within Ocean Ridge and the wider community. By doing so the KSP will assist the Council in implementing relevant direction from higher order statutory instruments – particularly the National Policy Statement on Urban Development 2020.
- 14 There are three key areas that CSL considers that the KSP should be amended to better deliver the higher order documents, which are discussed in greater detail in **Section E** below:
- a. Identification of areas of residential intensification through Medium Density developable classifications*
  - b. Identification of areas for Neighbourhood Centre/Commercial Zone*
  - c. Providing for improved active transport routes and connectivity*
  - d. Accurate mapping*

### *Identification of areas of residential intensification through Medium Density developable classification*

- 15 The **Spatial Plan – Basin**<sup>9</sup> only shows ‘Low Density’ covering the entirety of the Ocean Ridge site when there are areas of land suitable for ‘Medium Density’, which aligns with the Operative District Plan ‘DEV2 Appendix 1: Outline Development Plans for Ocean Ridge Development Area’, which shows both ‘Low Density’ and ‘Residential Areas’. It is the residential areas in the aforementioned ODP that pose the greatest potential for medium density development.
- 16 Therefore, CSL seeks that the Spatial Plan – Basin map should be amended to show areas of ‘Medium Density’. Refer **Map 2** in **Appendix B**.

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<sup>9</sup> KSP, page 21

### *Identification of areas for Identification of areas for Neighbourhood Centre/Commercial Zone*

- 17 Under **Part 2: Spatial Plan, 2.1 Spatial Planning Principles** it states that the principles “serve not only as a framework for growth, but also as a benchmark against which future development proposals can be assessed, ensuring that growth aligns with the community’s vision and values”<sup>10</sup>
- 18 Therefore, CSL considers it is important that the Spatial Plan maps accurately reflect what the Spatial Planning Principles set out to ensure that future development locations are identified correctly.
- 19 CSL considers that the spatial planning principles set out under the ‘WHAKAWHĀNAUNGATANGA AND WHĀNAUNGATANGA (which require that Urban change is consolidated and optimised within and around our towns, settlements and papakainga’, particularly “Compatible land use mixes are well-defined, including more focused industrial areas and visitor accommodation in culturally appropriate places”<sup>11</sup>) needs to be strengthened to ensure delivery of this principle. CSL considers that the provision of an expanded neighbourhood centre/commercial area should be shown within the Ocean Ridge area. The DP DEV2: Appendix 1: Outline Development Plans for Ocean Ridge Development Area already currently enables a range of commercial activities in an area of ‘Mixed Use’ and therefore it is essential to continue and enhance the delivery of this offering commensurate with the increase density afforded by medium density development .
- 20 Therefore, CSL considers the **Spatial Plan – Basin Map**<sup>12</sup> should be updated to identify areas of ‘Neighbourhood Centre/Commercial Zone’ including an area within the Ocean Ridge development as set out in more detail in **Map 2** in **Appendix B**.

### *Providing for improved active transport routes and connectivity*

- 21 CSL supports the key planning principle listed as “Our destinations are interconnected through a walking and cycling network, building on Ara Tawhito (ancestral trails), and the heavy freight impacts on communities is minimised.”<sup>13</sup> However, CSL considers that the KSP could identify and prioritise the connection of all pedestrian and cycle links within the district to better provide and deliver this key planning principle.
- 22 CSL therefore seeks that Spatial Plan – Township identifies extensions for pedestrian and cycle routes along Ludstone Road towards Ocean Ridge, refer **Maps 3 and 4** in **Appendix B**. The Township maps should also identify connecting links with the existing pedestrian and cycling routes with the proposed new links to create a full integrated, connected network, to provide a safe, dedicated shared facilities through town and across State Highway 1. This would provide for a continuous, uninterrupted cycling and walking infrastructure without the need to cross a road and would better align with higher order documents, such as **Policy 1(c)** of the NPS-UD.

<sup>10</sup>KSP, page 16

<sup>11</sup>KSP, second bullet point under ‘WHAKAWHĀNAUNGATANGA AND WHĀNAUNGATANGA’, page 16

<sup>12</sup> KSP, 2.3 Spatial Plan – Basin, page 21

<sup>13</sup>KSP, third bullet point under ‘WHAKAWHĀNAUNGATANGA AND WHĀNAUNGATANGA’, page 16

<sup>13</sup> KSP, ‘Development Land Plan (Study Area), page 11



*Accurate mapping**Developable Land Plan<sup>14</sup>*

- 23 CSL is concerned that the constraints maps do not accurately reflect Operative District Plan and that areas that have already been consented or identified for development, such as the Ocean Ridge Development Area are not identified as “Highly Developable”.
- 24 CSL appreciates that the constraints maps are high level but considers that it is of utmost importance that they accurately identify areas that have clearly been through a rigorous planning process. As such the Ocean Ridge site should be identified as “Highly Developable” rather than “Moderately Developable” as currently shown on the ‘Developable Land’ map. Refer **Map 1** in **Appendix B**.

*Landscape Constraints Plan<sup>15</sup>*

24. CSL considers that using slope angle is not an appropriate determinant of whether land is considered ‘developable’ and is too broad brush and ignores the role of site and building engineering to achieve development within such sites. The approach in the KSP results in a very conservative outcome for the Ocean Ridge site in the Spatial Plan.
25. Furthermore, the Landscape Constraints Maps shows an area of the Ocean Ridge site as land in which new development is ‘discouraged’ which is contrary to the Outline Development Plan for Ocean Ridge and should therefore be amended.

*Planning Constraints Plan<sup>16</sup>*

- 25 CSL considers that Planning Constraints map is somewhat misleading by illustrating the areas as a combined LUC Class 1-3 when land may only have a NZLRI LUC Class 3 classification and that the map should be refined to breakdown the LUC Classes.

*Natural Hazard Constraints Plan<sup>17</sup>*

- 26 The extent of the flood areas shown on the Natural Hazard Constraints Map also shows spatial errors relating to the information on Council’s updated Digital Plan maps, codifying the National Planning Standards 2019 as flood extents had been snapped to boundaries with erroneous updated information and therefore CSL seeks that these maps are corrected.
- 27 The specific details of the amendments sought by CSL are set out in **Appendix B**.

**E: SPECIFIC FEEDBACK IN RELATION TO THE REGULATORY CONTEXT****National Policy Statement on Urban Development**

- 28 The National Policy Statement on Urban Development (**NPS UD**) directs that local authority decisions on urban development are to be integrated with infrastructure planning decisions,<sup>18</sup> and that planning decisions contribute to well-functioning urban environments. Policy 1 of the **NPS UD** also seeks that Councils *have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households;*<sup>19</sup>

<sup>15</sup> KSP, ‘Landscape Constraints Plan (Study Area), page 13

<sup>16</sup> KSP, ‘Planning Constraints Plan (Study Area), page 12

<sup>17</sup> KSP, ‘Natural Hazards Constraints Plan (Study Area), page 14

<sup>18</sup> Objective 6 NPS UD

<sup>19</sup> Policy 1 NPS UD (a)(i)

- 29 Furthermore, Policy 1(c) of the NPS UD directs Council's to *"have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport"*<sup>20</sup>
- 30 Policy 2 of the NPS UD also requires that *"Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term."*
- 31 As a Tier 3 local authority, KDC it is not required to prepare an FDS. However, the CSL supports that Council decision to prepare a Spatial Plan that sets out the short, medium and long term staging for growth over the next 30 years, which aligns with the requirements under the NPS-UD.
- 32 However, CSL considers the relief sought, set out in more detail in **Appendix B** would better align and assist KDC implement Objective 1, Policy 1(a) and (c) and Policy 2 of the NPS UD.

### **F: SUMMARY OF RELIEF SOUGHT**

32. In summary, CSL seeks that the KSP provides for urban growth in areas that have been zoned or consented through subdivision, not just existing settlements. CSL seeks that 'mixed use' is provided for more explicitly through zoning to better deliver the key planning principles of the KSP and higher order documents such as the NPS UD and National Planning Standards.
- 33 To ensure that KSP provides for an inspirational change in response to Policy 1(c) of the NPD UD, CSL seeks that greater priority to expanding and connecting the blue green network around the district.
- 34 CSL also seeks that the constraints mapping is further refined, updated and identified correctly to accurately reflect the constraints on future development potential in respect to Ocean Ridge.
- 35 To give effect to this, the specific relief (any such consequential relief) sought by CSL is:
- i. **Amend the *Developable Land Plan*<sup>21</sup> to show the Ocean Ridge site as 'Highly Developable Land' as set out in **Appendix B**.**
  - ii. **Amend *Planning Constraints Plan*<sup>22</sup> to show the breakdown of all LUC Classes 1-3 separately rather than combined as one overlay as set out in **Appendix B**.**
  - iii. **Amend the *Landscape Constraints Plan*<sup>23</sup> is more aligned with the exiting Outline Development Plan and vision for the Ocean Ridge site as set out in **Appendix B****
  - iv. **Amend the *Natural Hazard Constraints Plan*<sup>24</sup> to removes the area of 'new development should be discouraged or not appropriate' from the Ocean Ridge site as it is contrary to the Outline Development Plan contained within the Operative District Plan as set out in **Appendix B**.**

<sup>20</sup> Policy 1(c) NPS UD

<sup>21</sup> KSP, 'Developable Land Plan (Study Area), page 11

<sup>22</sup> KSP, 'Planning Constraints Plan (Study Area), page 12

<sup>23</sup> KSP, 'Landscape Constrains Plan (Study Area), page 13

<sup>24</sup> KSP, 'Natural Hazards Constrains Plan (Study Area), page 14

- v. **Amend** all ‘constraints’ and the ‘Spatial Plan – Basin’ maps be to show the correct legal cadastral boundaries for the zoning of the Ocean Ridge site as set out in **Appendix B**.
- vi. **Amend** the ‘WHAKAWHĀNAUNGATANGA AND WHĀNAUNGATANGA’ Planning Principle to ensure that urban change is consolidated around ‘existing zoned’ settlements, not just existing settlements as set out in **Appendix B**.
- vii. **Amend** the ‘*Spatial Plan – Basin*’<sup>25</sup> to show both a ‘Medium density residential zone’ and ‘Neighbourhood Centre/Commercial Zone’ within the Ocean Ridge site as set out in **Appendix B**.
- viii. **Amend** the ‘Key Changes’ No: 11. And 12. to extend and link the pedestrian and cycle links within the District to provide for an uninterrupted continuous link as set out in **Appendix B**.
- ix. **Amend** the ‘*Spatial Plan – Township*’ Plan – to show the extended and linked pedestrian and cycle links as sought by viii. Above, as set out in **Appendix B**.
- x. **Amend** the ‘*Implementation and staging*’ to explicitly provide for the extension of the Blue Green pedestrian network to Ocean Ridge as set out in **Appendix B**.

## G: CONCLUSION

- 36 For reasons set out in this feedback above, CSL considers that amendments to KSP is needed to deliver the key planning principles and will subsequently assists in implementing the objectives and policies of the NPS UD.

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<sup>25</sup> KSP, ‘2.3 Spatial Plan – Basin, page 21



APPENDIX B

Draft Kaikōura Spatial Plan – Detailed Relief

Feedback Name: Cargill Station Ltd

Spatial Plan Section	Specific section/Page	Position	Reason for Feedback	Relief sought
<p>1 Part 1: Context</p>	<p>1.4 Developable Land, Developable Land Plan (Study Area) Map, Page 11</p>	<p>Oppose</p>	<p>Outline Development Plan within the Operative District Plan for Ocean Ridge and the proposed ODP appear to be contrary to the Developable Land, Planning, Landscape and Natural Hazards Constraints Maps shown in the Spatial Plan.</p>	<p><b>Amend the 1.4 Developable Land Plan<sup>26</sup> as follows:</b></p> <p>That Ocean Ridge site be reclassified to the entire site as 'Highly Developable Land' and the areas shown as 'Land in which new development should be discouraged or not appropriate' are removed from the Ocean Ridge site as shown on MAP 1 below.</p> <p><b>MAP 1: Amended 'Developable Land Plan'</b></p>  <p>The map shows a coastal area with several labeled regions: KAIKŌURA FLATS (green area), KAIKŌURA (town area), SOUTH BAY (bay area), and PEKETĀ (coastal area). A dashed white box highlights a specific area near the town of Kaikōura. A red line outlines a larger area, and a dotted line indicates a boundary. The map is set against a topographic background showing hills and valleys.</p>

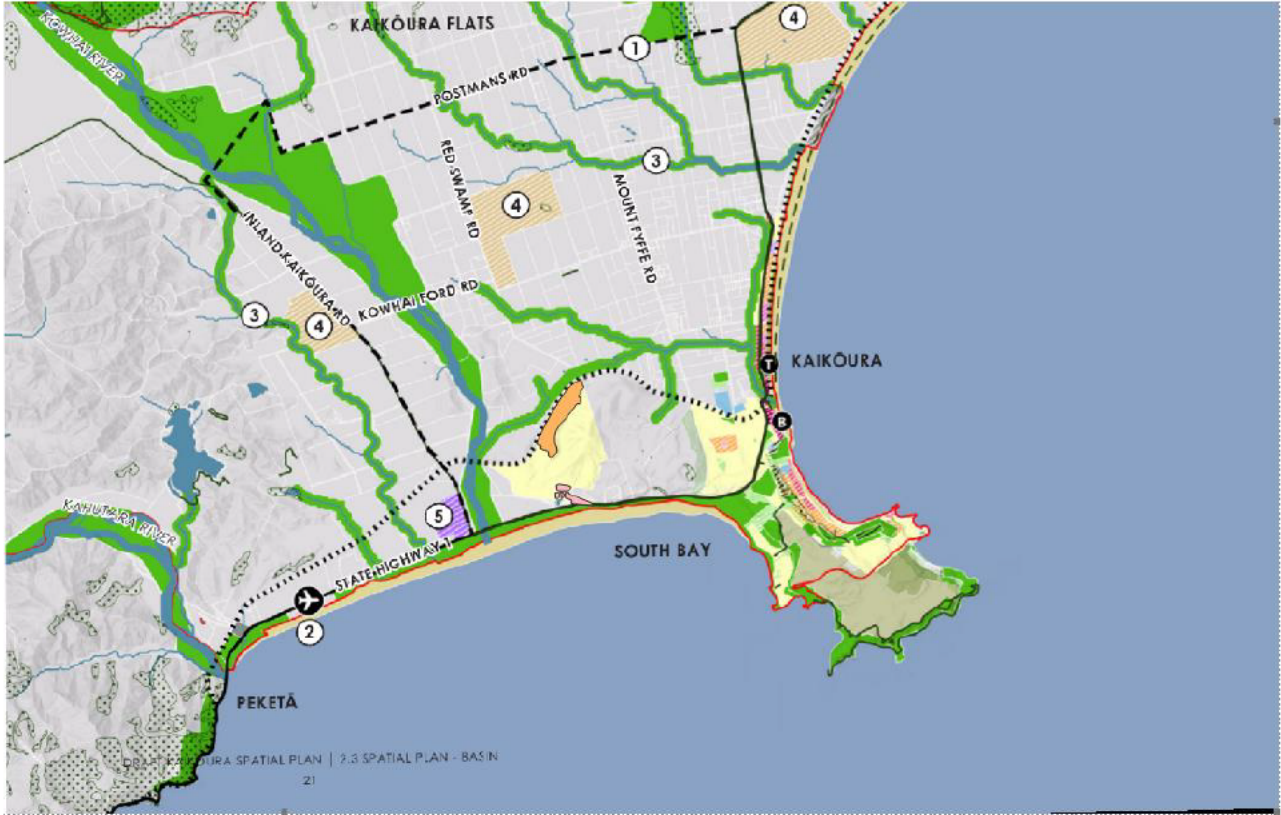
<sup>26</sup> KSP, 'Development Land Plan (Study Area), page 11


Spatial Plan Section		Specific section/Page	Position	Reason for Feedback	Relief sought
2	Part 1: Context	1.5: Constraints, The Planning Constraints Map, Page 12	Oppose		<p><b>Amend</b> the following maps as follows:</p> <p>a. <b>Planning Constraints map</b><sup>27</sup> be refined to show the breakdown of all LUC Classes 1-3 separately rather than combined as one overlay</p> <p>b. <b>Landscape Constraints map</b><sup>28</sup> is aligned with the Outline Development Plan for the Ocean Ridge site</p> <p>c. <b>Natural Hazard Constraints map</b><sup>29</sup> removes the area of ‘new development should be discouraged or not appropriate’ from the Ocean Ridge site as it is contrary to the Outline Development Plan contained within the Operative District Plan.</p> <p>d. All of the above maps be updated to show the correct legal cadastral boundaries for the zoning of the Ocean Ridge site.</p>
3	Part 1: Context	1.5: Constraints, Landscapes Constraints Map, Page 13	Oppose		
4	Part 1: Context	1.5: Constraints, Natural Hazard Constraints Map, Page 14	Oppose		
5	Part 2: Spatial Plan	2.1 Spatial Planning Principles	Support with amendment	Ocean Ridge is a zoned settlement but would not be considered ‘existing settlement’ as it is still under development and therefore it is important to distinguish the difference between ‘existing’ and ‘zoned’ and provide for both.	
6	Part 2: Spatial Plan	2.3: Spatial Plan – Basin, page 21	Oppose	Show the Medium density zone and Neighbourhood Centre/Commercial Zone within the Ocean Ridge site need to align with the exiting	<p><b>Amend</b> the <b>Spatial Plan – Basin</b> should be amended to show both a ‘Medium Density’ and ‘Neighbourhood Centre/Commercial Zone’ within the Ocean Ridge site and the full extent of the urban zoning that is ‘snapped’ to the legal cadastral boundary as shown below on <b>MAP 2</b>.</p>
6			Oppose		

<sup>27</sup> KSP ‘Planning Constraints Plan (Study Area), page 12

<sup>28</sup> <sup>28</sup> KSP ‘Landscape Constraints Plan (Study Area), page 13

<sup>29</sup> KSP, ‘Natural Hazards Constraints Plan (Study Area), page 14

Spatial Plan Section	Specific section/Page	Position	Reason for Feedback	Relief sought
Part 2: Spatial Plan	.3: Spatial Plan – Basin, page 21		outline development Plan (DEV 2 Appendix 1) in ODP for Ocean Ridge	<p><b>MAP 2: Amended Spatial Plan – Basin</b></p> 
7 Part 2: Spatial Plan	2.4 Spatial Plan – Township, page 22	Support with amendment	By integrating all these routes through the township, along the Lyell Creek Reserve (behind the West End shops), it will provide for residents and visitors to travel across the entire district, without needing to cross a road, which aligns with NPS-UD Policy 1 (c) <i>“have good accessibility for all people between</i>	<p>That the ‘Key Changes’ listed as ‘11 and 12 be amended as follows:</p> <p>11. Construct new pedestrian and cycling connections along the Whale Trail, <del>and</del> along Lyell Creek and <u>under State Highway 1 connecting to West End, down to the Civic Centre and along Ludstone Road towards Ocean Ridge.</u></p> <p>12. Construct new pedestrian cycling routes through Seaview, connecting the community to the schools, the town centre, South Bay and Ocean Ridge <u>to provides for a continuous, uninterrupted cycling and walking infrastructure that links Peninsula/Link Pathway (East), Ocean Ridge (South), the Kaikoura Cycling Trails to the Whale Trail.</u></p>

Spatial Plan Section	Specific section/Page	Position	Reason for Feedback	Relief sought					
			<p><i>housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</i>"</p>	<p>Amend the <i>Spatial Plan</i><sup>30</sup> – <i>Township</i> to show the extended and linked pedestrian and cycle links in <a href="#">blue dotted lines</a> as shown below in MAPS 3 and 4.</p> <p>MAP 3: Amended Spatial Plan – Township</p> <p>MAP 4: Amended Spatial Plan – Township</p> 					
8	Part 2: Spatial Plan	2.6: Implementation and Staging, Page 26	Neutral/Support with amendment	<p>Amend that Action Plan Schedule explicitly lists the Blue Green Network pedestrian and cycle network as set out below:</p> <table border="1" data-bbox="882 1027 2179 1230"> <tr> <td data-bbox="882 1027 1189 1230">15</td> <td data-bbox="1193 1027 1547 1230">Blue Green <u>pedestrian and cycle</u> Network Plan <u>to Ocean Ridge and</u> for wider Kaikōura</td> <td data-bbox="1552 1027 1693 1230">Planning</td> <td data-bbox="1697 1027 1852 1230">Short Term (0-5 years)</td> <td data-bbox="1856 1027 2179 1230"> <p><del>Low Priority</del></p> <p><u>Medium Priority</u></p> </td> </tr> </table>	15	Blue Green <u>pedestrian and cycle</u> Network Plan <u>to Ocean Ridge and</u> for wider Kaikōura	Planning	Short Term (0-5 years)	<p><del>Low Priority</del></p> <p><u>Medium Priority</u></p>
15	Blue Green <u>pedestrian and cycle</u> Network Plan <u>to Ocean Ridge and</u> for wider Kaikōura	Planning	Short Term (0-5 years)	<p><del>Low Priority</del></p> <p><u>Medium Priority</u></p>					

<sup>30</sup> KSP – ‘Spatial Plan – Township’, page 22

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**First Name\***

Bev

**Family Name\***

Chambers

**Contact Phone Number\***

██████████

**E-mail Address\***

**Organisation (if applicable)**

**Address\***

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- \* The vision
- \* Types and sizes of land uses, including locations for them
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- \* Implementation and staging

**Are you a local resident or business owner?**

Please select one option by clicking on it

- Yes
- No

**Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

- Yes
- No



**Would you like to make a comment about the Draft Plan?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

**Are there any changes you would like to see made to the plan? If so, please explain why?**

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- Yes
- No

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Please select one option by clicking on it


- Yes
- No


**Option to upload a file**

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<a href="https://lf.kaikoura.govt.nz/forms">https://lf.kaikoura.govt.nz/forms</a>	0B
_anonymous	0B
STR_ANONYMOUS	0B
-2	0B
NO_SID_002	0B
	0B
2024-10-16T07:09:04.2370000Z	0B
2581	0B
Chambers	0B
	0B
	0B
Bev	0B
uncheckedchecked	0B
unchecked	0B
checked	0B
	0B

	0B
Yes	0B
1. Given the parking congestion resulting from the Sudima complex any rezoning wld result in the whole area being a parking bottleneck creating a hazardous environment for users of the shared path way and improved footpaths both of which have seen a marked increase of traffic since inception, the majority of whom are young families. 2. The effect this wld have on rates for the current residents 3. Commercial building height allowance wld be detrimental to the atmosphere of the whole area and also have very negative impact on residents living with Esplanade access but not Esplanade frontage ie loss of sun and view	0B
No	0B
	0B
Yes	0B
No	0B
Don't agree with another section of Esplanade being rezoned as commercial.	0B
_anonymous	0B
STR_ANONYMOUS	0B
	0B
71	0B
NO_SID_002	0B
Submit	0B
	0B
3986	0B
192.168.2.246	0B
2024-10-16T07:09:03.0030000Z	0B
74	0B
Main Process	0B
196	0B
1. Customer Submission	0B
72	0B
KDC Public Consultation 2024 - Draft Kaikōura Spatial Plan 2024	0B
(UTC+12:00)	0B
3986192.168.2.246Submit_anonymousSTR_ANONYMOUS-2NO_SID_0022024-10-16T07:09:03.0030000Z	0B

3986	0B
192.168.2.246	0B
Submit	0B
	0B
_anonymous	0B
STR_ANONYMOUS	0B
-2	0B
NO_SID_002	0B
	0B
2024-10-16T07:09:03.0030000Z	0B
3986	0B
192.168.2.246	0B
Submit	0B
	0B
_anonymous	0B
STR_ANONYMOUS	0B
	0B
2024-10-16T07:09:03.0030000Z	0B
71	0B
NO_SID_002	0B

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#### A. Submitter Contact Details

**First Name\***

Emma & Bryce

**Family Name\***

Chapman

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

Chapman-Lindsay Developments Ltd

**Address\***

[REDACTED]

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Please select one option by clicking on it

- Yes  
 No

### **Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

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After reviewing the spatial plan, we are in agreement with the proposal for Kaikoura going forwards. We believe it will allow developers (not just ourselves) to bring in more required housing, especially for over 60's.

It will allow further growth in Kaikoura which will benefit all local businesses and the tourism sector.

We support the planned changes.

Thank you

Emma Lindsay-Chapman & Bryce Chapman

CLD Ltd

**Are there any changes you would like to see made to the plan? If so, please explain why?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

The only change we would like to see would be the time frame of the medium density changes. Bringing this forward would allow builders/developers to provide housing/accommodation much sooner.

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

No

---

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#### A. Submitter Contact Details

**First Name\***

William

**Family Name\***

Foresman

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

**Address\***

[REDACTED]

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- Yes  
 No

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Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

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I would like to comment on the proposal to move the commercial area down the Esplanade to Ramsgate St. One of the great things about the tiered height restrictions along the residential part of the Esplanade is that everyone has a view or the possibility of a view. To open this area to commercial development will not benefit the majority of the house holds behind them. This proposal does nothing for the communities amenities values. All it does is give developers an 11 meter height to build to, for more short term accommodation. As a long term rate payer and resident I do not support this proposal.

**Are there any changes you would like to see made to the plan? If so, please explain why?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback he

Leave the Esplanade residential as is. Encourage the use of the existing bare sites in the commercial area!

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

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**First Name\***

Dan

**Family Name\***

Gray

**Contact Phone Number\***

██████████

**E-mail Address\***

████████████████████

**Organisation (if applicable)**

**Address\***

████████████████████

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- No

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Yes

No

### Would you like to make a comment about the Draft Plan?

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My main concern is around the proposed zoning change to the Esplanade. In summer there is already issues around the Yarmouth St intersection with cars parked all along the front, plus overflow from Sudima car park, Buses parked and now the Wolfbrook site corner which will cause even more parking and safety issues, I feel this will upset Torquay St residents with overflow. By spreading this zone further you are bringing these same issues with parking/safety east along the foreshore to a residential area. The style of properties this type of zoning attracts is not benefiting the Kaikoura local community, more the "Lock and Leave" property investors that are only here for a few weeks of each year, not spending money in the community. We are so lucky to have such a beautiful waterfront thats not commercialised like so many other places around the world, I feel that the town is already disjointed enough, if you allow commercial properties built amongst residential along the foreshore it will destroy the aesthetics of this area that bring so many people here. I worked in Tourism for 12 years here and the amount of people that commented on the natural beauty of the town, particularly along the foreshore towards the Pier Hotel was overwhelming. Locals, Tourists and young families alike are all enjoying Biking and Walking along the new footpath, we see this on a daily basis and the numbers are great, this will be severely impacted if we end up with cars double parked all along the street due to insufficient off street parking that comes with these Commercial style properties.

Can you consider opening up land towards the Recycling Centre for additional Housing or encouraging all the current Commercial Businesses on Beach Road to move out to the Retial park which would help with traffic/parking issues on the main road and allow option for further residential Medium Density housing near the town centre/Supermarket end of town? This would aesthetically improve the entire north end of Kaikoura and provide additional Housing/Motel style accommodation.

As as Builder working in town I have noticed that Wolfbrook development doesn't employ hardly any local tradesmen, the Plumbers/Builders/Roofers and Sparkies are all coming in from Chch and leaving at weekends, not spending any money in the town while here other than Hotel bill. Whereas with small residential builds or developments the Local Tradesmen can beat these big firms with pricing due to the fact they don't have to provide accommodation and this keeps more locals in work, able to continue living and working in Kaikoura with their families. Not to mention the Building Materials are freighted up from Chch Suppliers, rather than supporting the Local Building ITM which is one of the biggest Employers in this town. We have already lost the Saw Mill which used to hire a lot of the young locals in this town, would be really sad to see ITM do down the same route, not to mention losing more local Tradesmen to bigger centres as we are giving up all our Housing Contracts to big outside Firms and Developers.

High and Medium Density Housing works well in big centres like Auckland/Sydney where there is great public transport. This is not suited at all to Kaikoura where almost everyone (Tourists and Locals alike) rely on at least one vehicle, most Kiwis have 2 vehicles per family. There is a major issue with the limited off street parking and Garaging these style of properties provides.

### Are there any changes you would like to see made to the plan? If so, please explain why?

Share your Draft Kaikōura Spatial Plan 2024 Feedback he

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Yes

No

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**First Name\***

Jacky (Jacqueline)

**Family Name\***

Gray

**Contact Phone Number\***

██████████

**E-mail Address\***

████████████████████

**Organisation (if applicable)**

**Address\***

██

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## B. Draft Kaikōura Spatial Plan 2024

### Description

Council seeks community feedback on the Draft Kaikōura Spatial Plan 2024. You may wish to comment on the plan generally, however some areas you might wish to focus on may include:

- \* The vision
- \* Types and sizes of land uses, including locations for them
- \* Spatial Plan layers at pages 21 - 24
- \* Implementation and staging

**Are you a local resident or business owner?**

Please select one option by clicking on it

- Yes
- No

**Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

### Would you like to make a comment about the Draft Plan?

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The key change in relation to extending the Commercial Zoning from Killarney St to Ramsgate St along the Esplanade makes no sense, this area is predominantly residential in nature with all properties complying with the Residential Building Restraints, a mix mostly of Owner Occupied homes and some rental properties with only 3 existing Motel style properties along here, one of which barely trades anymore and is used almost exclusively as a Owner Occupied residence (Futuna Rocks) , one trading Motel (Sierra) with Owners living on site in their own residence and the soon to be developed Seaview site. The changes proposed will significantly and negatively impact the neighboring properties views, sun and safety, particularly given the lack of parking that these Townhouse style Commercial properties tend to have, mostly providing one small garage per unit which is intended to house one car, plus laundry and storage purposes for a property that sleeps 6 people?? This will mean an influx of vehicles/boats all maneuvering in small spaces insufficient for the accommodation and resulting in them parking all along both sides of the waterfront which the Council has recently spent a huge amount of beautifying for Tourists and Local Residents to enjoy?! There will be safety issues particularly for children living close by (such as ours) with the large numbers of people crammed into one lot, the driveway crossings will be particularly dangerous with insufficient space to turn, no parking for boats which almost everyone wanting to purchase or letting a property in Kaikoura wants in summer, particularly those with a premium price tag. Not to mention of we have another Earthquake the additional concerns of having huge numbers of extra tourists crammed into Apartment/Townhouse style properties with minimal parking all having to try race to high ground using the Killarney hill, this area only has one main access to get to high ground as it is so adding to this is concerning. I have the same concerns around allowing areas of Torquay St to be over developed with safety and parking being a major issue here, the Yarmouth St traffic is already overly busy now with the addition of the Sudima and the proposed Wolfbrook development there (minimal parking and traffic management), this is where traffic are directed to head into town from the South down the Killarney hill, round the busy corner which will now be really tricky with these proposed Units added. The children biking to school are finding this a hard crossing to manage to get to the Primary School, a Crossing will need to be installed particularly if you add further development along Torquay St.

Also if looking at Christchurch as a comparison the city is now over saturated with 2-3 bed Townhouse/Apartments that arent selling, same issues with parking and lack of Garaging as noted above, this doesn't meet the requirements of Kiwis looking at purchasing their own home, meaning prices are being reduced all over the city to try sell these in an over stocked market. I work as a Mortgage Advisor and do lending all over the country, particularly Kaikoura and Chch, i have not yet helped anyone into a Townhouse Style property as although often a cheaper option everyone of my clients has always chosen a residential property with double garaging (or space at last for 2 cars) and garden and outdoor living areas for families and entertaining, even if they had to buy more expensive and older style properties. Thw Waterfront is stunning but unlikely to provide long term accommodation for residents with a premium price tag, i dont see many locals on low incomes being able to afford the style of Apartment/Townhouse property being suggested along here. More likely we will end up with Tourist Accommodation all the way along only utilized for the busiest 2 months of the year.

We have a shortage of entry level housing in Kaikoura for young families on low incomes that want to stay here, and elder residents looking to downsize and retire/remain here. The proposed changes to minimum lot size may help with this, and focusing on some of the existing Developments such as Vicarage Views already proposed in prime residential locations near Ludstone Road (schools and town centre walkable in 5 mins). Also agree that extending and consolidating the Beach Road Commercial area makes sense, there is already a mix along here with lots of busy Motels providing accommodation, plus if the Retail Park out of town can attract the likes of D&E/Fuel Stations/Farmlands etc that are all making the North end look very industrial then this would open up a great amount of developable land for medium density Visitor and Local Housing.

We have nearly no public transport in Kaikoura so keeping additional housing with sufficient parking close to town makes sense, close to the bus and train station, Schools and Supermarket.

### Are there any changes you would like to see made to the plan? If so, please explain why?

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Do not extend the Commercial zoning along the Waterfront Esplanade, this is one of Kaikouras most beautiful areas, recently improved with the link pathway, would be devastating to see it turned into a busy parking area for unsuited expensive accommodation overflow, or to have the similar look to Wanaka with majority of waterfront properties owned as holiday homes by people only using them a few weeks of the year from Auckland or bigger centers.

The local residents treasure their views and we have a lot of people living here that have come to retire here and enjoy it, also young families that have bought their properties with intention of staying long term, investing in the town and the area and allowing their children to relish in the natural beauty and lifestyle it offers. We and our neighbors all along the waterfront have a lovely community feel of safety and security, young and old, and have all respected the current rules of the building plan and zoning regs when purchasing our own properties and investing in this area.

Also think re-considering the Torquay St development key change would be good as there will be similar issues faced here with parking pushed onto the street and lack of access to key community areas for elderly such as Supermarket/Hospital/Bus Stop etc.

**Would you like to present your feedback in person at a hearing?**

- Yes
- No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

- Yes
- No

---

## Option to upload a file

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The Kaikōura Spatial Plan will play a crucial role in shaping future land use patterns and guiding decisions relating to new zoning within the Kaikōura District Plan.

The Plan will be used not only to inform local initiatives but will also have potential to influence regional and central government investment decisions.

### What do we want your specific feedback on?

The Draft Spatial Plan provides a 30 year vision of planning of the Kaikōura Township and surrounding Kaikōura Flats. It identifies areas for future development and intensification.

Do you agree with the initial proposal? What are your thoughts and ideas around the way forward for the Draft Kaikōura Spatial Plan 2024?

### Time frames for the consultation:

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#### A. Submitter Contact Details



**First Name\***

Darryn

**Family Name\***

Hopki s

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

**Address\***

[REDACTED]

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- \* Spatial Plan layers at pages 21 - 24
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### **Are you a local resident or business owner?**

Please select one option by clicking on it

Yes

No

### **Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

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Because it doesn't include some important issues.

I believe there should be some buffer areas between different zones. Where building and mechanical plant can not be.

**Are there any changes you would like to see made to the plan? If so, please explain why?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Yes in this plan change there need to be a set minimum distance in meter between different zones. 60 metres is a good start between residential/rural zoning and light industrial/industrial. Earth mounds and acoustic fencing have also been used in the past with other councils to separate these zones. And this was included in there planning polices.

It's all good in well having documents like the GRUZ as guidelines, but where it talks about rural spaciousness and amenities, this needs to be documented as a minimum distance.

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

No

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#### A. Submitter Contact Details

**First Name\***

Emma

**Family Name\***

Hopkins

**Contact Phone Number\***

██████████

**E-mail Address\***

████████████████████

**Organisation (if applicable)**

**Address\***

████████████████

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### **Are you a local resident or business owner?**

Please select one option by clicking on it

- Yes  
 No

### **Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

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Insufficient specificity as to application of GRUZ

**Are there any changes you would like to see made to the plan? If so, please explain why?**

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Specific application of GRUZ principles and usage of appropriate boundaries, setbacks, planting requirements etc should be mandated in this document.

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

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Yes

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#### A. Submitter Contact Details

**First Name\***

Dave & Lillian

**Family Name\***

Margetts

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

**Address\***

[REDACTED]

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Please select one option by clicking on it

Yes

No

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Yes

No

### Would you like to make a comment about the Draft Plan?

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We acknowledge that a Kaikōura Spatial Plan will be useful to plan any future expansion of the township.

Our property is arguably the most affected farm property in the district, with three new spatial plan proposals affecting its land use, yet we were not invited to be at the May workshop for stakeholders and landowners noted on the KDC FAQ page.

**We recommend that future consultation workshops include us as stakeholders when we are significantly affected landowners.**

Subsequently, a meeting with council planning staff has occurred, where some of the relevant aspects of the proposed spatial plan were clarified. The proposed changes to our farm land are:

1. A medium density area to be included within the low-density residential B zoned part of the farm. Also, a neighbourhood centre to be included.
2. A shared path to be created on the paper road running across the farm.
3. Vegetation/landscape overlay adjacent to the length of the paper road.

We note that the wider area including our farm and Seaviews subdivision is called "Seaview" on the spatial plan.

**We request that the farm residential B zoned land be called by its historically correct name, "Ludstone".**

### Are there any changes you would like to see made to the plan? If so, please explain why?

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While the plan is considered to be high level, and that it will take considerable time for elements of the plan to become operational or incorporated into the district plan, we are concerned that once the current draft spatial plan is accepted, then the changes and the expectations in the plan will be locked in and difficult to change over the longer term.

We therefore request the following **before the spatial plan is approved**:

1. **Council confirms in writing if and how our rates will be re-calculated to include the spatial plan's proposed increase in density for the residential B zoned block.** We already suffer high rates because of the Council imposed residential B zoning, and the cost of potential further zoning related rate increases needs to be understood.
2. **Council in conjunction with the owners, assess the practicality of creating a shared path across the operational farm.** The operational farm has high stock herd numbers that cross the paper road on a regular basis. There appears a conflict between the ability to manage large stock numbers while encouraging safe 24/7 public access, and we are not convinced this plan is workable.
3. **We recommend the deletion of the vegetation/landscape overlay.**

We understand the council's desire to protect visual amenity and we understand that the vegetation/landscape overlay has been suggested to support this, however we think it could prove restrictive, unnecessary and ineffective.

We note the vegetation/landscape overlay exists only on our property. The overlay does not detail land use constraints, rules, or protection. We can see that this designation could easily be used as a blunt argument against future development, potentially conflicting with council's desire to allow future development in the district.

Attractive low-density development of this sloped land in future, while not planned, is very feasible. Given the steep slopes, any development would likely include significant planting of native and non-native vegetation. Such development would provide its own landscape amenity. Local examples of attractive development on steep land are Ocean Ridge and the Mangamaunu farm park. We argue that such developments do not negatively affect visual amenity, and may actually enhance it, as has proven to be the case in other parts of the district.

### Would you like to present your feedback in person at a hearing?

Yes

No

### Would you like to be informed of the next steps and decisions?

Please select one option by clicking on it

Yes

No

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**First Name\***

Bryan

**Family Name\***

McGillan

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

[REDACTED]

**Address\***

[REDACTED]  
[REDACTED]

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### **Are you a local resident or business owner?**

Please select one option by clicking on it

Yes

No

### **Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Please see attached high level submission

**Are there any changes you would like to see made to the plan? If so, please explain why?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Please see attached submission

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

No

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532540\_Kaikoura Spatial Plan Submission\_20241018.pdf

183.19KB

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18 October 2024

Kaikōura District Council  
PO Box 6, Kaikōura 7340  
Level 2, 96 West End  
New Zealand

Our reference: 532540

Attention: Planning Department

Dear Sir/Ms

### **Draft Kaikōura Spatial Plan 2024**

The Kaikōura Spatial Plan sets out how and where the Kaikōura district should grow and develop over the next 30 years.

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### **Eliot Sinclair**

We are a South Island based consultancy focused on delivering smarter project outcomes for our clients. Established in 1932, we have earned a reputation as a trusted partner working for thousands of clients to achieve their goals in residential, industrial and commercial land and site development projects.

Our experts work together to provide a holistic solution to development projects and provided a wide range of services to clients in the Kaikoura District. Our key services include:

- Civil Engineering
- Environmental Science
- Geographic Information Systems
- Geotechnical Engineering
- Hydrographic Surveying
- Land Surveying
- Landscape Architecture
- Planning
- Structural Engineering
- Three Waters Engineering

- Urban Design

## Submission Points

We are supportive of the Kaikoura Draft Spatial Plan and the initiative shown by Kaikoura District Council in considering the future direction of the area.

### 1.1. Hazards

- Kaikōura District is subject to a number of natural hazards as identified in the draft spatial plan. Of particular note is the Tsunami evacuation zone as identified in Canterbury Maps. This overlay identifies areas to be evacuated immediately in the event. The following link identifies actions to be taken in the event of shaking being long or strong - <https://www.ecan.govt.nz/your-region/your-environment/natural-hazards/tsunamis/tsunami-evacuation-zones-and-warnings/>
- The evacuations do not directly consider the damage that can be caused by a Tsunami event and it is strongly recommended that any future plan changes considers this impact in any section 32A assessment.

Link to 2022 GNS report with maps:

<https://www.gns.cri.nz/assets/Data-and-Resources/Download-files/Tsunami-model-latest/Tsunami-Report-2021.pdf>

NIWA report from 2014 for a S American tsunami

<http://tools.envirolink.govt.nz/assets/Uploads/RiCOM-Updated-inundation-modelling-in-Canterbury-from-a-SouthAmerican-tsunami.PDF>

The report may be of interest as it has commentary on influences of tides and run-up, inc. Kaikōura.

- 

### 1.2. Heavy Vehicle/Freight Bypass Investigation

- We are generally supportive of heavy vehicle/freight bypass and the benefit this would have over the existing route on State Highway One.
- There are a number of considerations prior to confirming any potential bypass location and these include any increase/decrease to transport operators, cost of a bridge construction in any specific location. Alternative routes to the one propose exist and may be better suited in

### 1.3. Housing Affordability

- Housing affordability in Aotearoa/New Zealand is a significant problem. It affects not just our cities but also our smaller rural communities such as Kaikoura. Consideration needs to be given to achieving a well-functioning urban environment with good connectivity and walkability.
- Also of consideration is the affordability of housing and both for our emerging generations and an aging population. It is note that there is no measure of affordability in the existing Canterbury Regional Policy Statement, it should still be a consideration for the Kaikōura.



- Eliot Sinclair supports Increased housing choice is provided, including opportunities for affordability, home working, papakainga, elderly living / care and tiny homes.

#### 1.4. Land Uses

- The protection of highly productive land as provide for in the NPS-HPL is supported.
- Rural residential development as proposed in the plan is potentially an inefficient use of a resource. It can lead restrictions on future development and over capitalisation restricting later intensification and increasing development costs.
- Eliot Sinclair is supportive of more intensive infill, and clustered development that integrates natural and cultural values to create stronger communities and minimises ribbon development along the coast.
- Eliot Sinclair is supportive of investigation of potential new locations for the Kaikōura Airport that could be more resilient and provide for larger aircraft.
- Location of intensification and Papakainga housing. Mana whenua have long been aware of natural hazards which has influenced the location of Pa and marae. Consideration of this should be given any assessment or intensification of future development areas.
- The Kaikōura Peninsula pre colonisation housed 14+ pa or kainga of Ngati Kuri.
- Support for medium density housing in a future residential area (group 5 stakeholder workshop).

Yours sincerely



**Bryan McGillan**

Resource Management Planner

BAppSc, MNZPI & RMLA

bryan.mcgillan@eliot Sinclair.co.nz

### What is the Draft Kaikōura Spatial Plan and why is it important ?

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**First Name\***

Nigel

**Family Name\***

Muir

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

[REDACTED]

**Address\***

[REDACTED]  
[REDACTED]  
[REDACTED]

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The Whale Trail team are delighted to see various proposed walking and cycling connections and trails included as part of the longer term vision for Kaikōura.

As well as the Whale trail we are fulfilling in support of the construct of new pedestrian and cycling routes along Lyell Creek, through Seaview and connecting the community to the schools, the town centre, South Bay and Ocean Ridge.

Design - You propose to design the connecting network within the next 5 years and we fully support this approach and offer our support in any way we can with this.

Roading - Infrastructure that supports biking, such as well-connected biking lanes on roads is vital. We encourage bikers to be considered with any roading upgrades or new road layouts.

Amenities - As Council owned facilities are upgraded please consider bike friendly amenities such as bike racks, charging options etc.

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When the proposed connecting walking and biking networks move to the design phase, please look at integration with the Whale Trail where ever possible.

We encourage a review of the safe passage of bikers on public roads between trails and amenities in the town centre area. Road markings, bike lanes and signage.

### Would you like to present your feedback in person at a hearing?

Yes

No

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#### A. Submitter Contact Details

**First Name\***

Russell

**Family Name\***

Nelson

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

**Address\***

[REDACTED]

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Yes

No

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Thank you for giving me the opportunity to comment on the spatial draft plan.

I would like to address the issue raised in 2.4 specifically Key change 6.

As the area from Killerney Street to Brighton Street is already zoned commercial, we are talking about 1 additional block on the Esplanade ( Brighton St to Ramsgate St) I also note under the Action plan Schedule #21 Infrastructure enabling of commercial centre along the Esplanade.

I also note that under the workshop exercise Key changes #4, prime waterfront views along Esplanade was listed as a distinct character. Therefore there is a contradiction as the participants at the workshop wanted to retain the water views on Esplanade whereas the Draft Spatial Plan proposes making a further block on Esplanade commercial.

Currently residents along this section of Esplanade provide Car/ Bus/ Truck/ Boat parking on their own sections leaving the views from our updated and beautiful Esplanade free for residents, locals and visitors to enjoy photography, walking, sightseeing etc. Please take a look at this section on Esplanade one evening and you will rarely find a vehicle parked on it. It also helps that the Council does not allow camper vans to park over night. Well done Kaikoura DC.

We as residents take pride in our environment.

**Are there any changes you would like to see made to the plan? If so, please explain why?**

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I would like to see the Esplanade Commercial area remain as it is now, therefore stopping at Brighton Street and leaving the height restrictions at 5.5m in place.

The reason for this is that I would not like to see Esplanade become another park for vehicles and boats, as making this section commercial will encourage infill and development of highrise businesses that will not provide the parking required. I would also like to see the Council make sure that sufficient parking is available when agreeing to any building proposal on Esplanade.

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

No

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**First Name\***

JANE

**Family Name\***

NELSON

**Contact Phone Number\***

██████████

**E-mail Address\***

████████████████████

**Organisation (if applicable)**

**Address\***

██

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**Are you a local resident or business owner?**

Please select one option by clicking on it

- Yes  
 No

**Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

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I do not agree with the proposed Key Changes 5,6 and 7.

**Key Change 6 - Consolidate a second commercial zone along the Esplanade from Killerney Street to Ramsgate Street**

The existing commercially zoned areas along the foreshore are not currently being totally utilised. The extension of the commercial zone to Ramsgate Street appears illogical. In addition, the extension of the commercial zone to Ramsgate Street will have a significantly negative impact on the existing residents, as well as impacting on the jewel in the crown foreshore landscape. The extension of a commercial zone to Ramsgate Street is likely to result in developers being able to build 2 storey townhouses/apartments/Units along this section of the waterfront. Under the current zoning the maximum height is 5.5 metres which allows everyone behind the foreshore to enjoy the sea views and not have shade issues in the morning or late afternoon. There is currently an application on file to do just such a development at 162-164 Esplanade. A proposed development of 9 two storey , 3-bedroom Units, 6 of which have only 1 garage (likely in reality to be used for storage) and no additional parking for occupants or their visitors. As a result, in addition to the impact on views from local properties, there are likely to be multiple vehicles for each Unit. Inadequate parking is proposed on site - result - the Esplanade will become a giant carpark, impacting on views from existing tourist accommodation and spoiling the prized foreshore landscape for people's enjoyment. This type of development will have a significant impact for existing residents and will be much harder, if not impossible to turn down if the area is rezoned commercial. This is exactly the type of development that Kaikoura needs to avoid on its foreshore. There are many other sites closer to the township that would be more appropriate for such developments.

The current properties in this proposed commercial zone extension are owner occupied, some providing high quality tourist accommodation with extensive off-road parking. This ensures that the foreshore views from these properties remain pristine for tourists and locals - or consider alternatively 2 rows of vehicles/boats parked the length of the Esplanade (think Beach Road) and they will be there year-round day and night.

**Key Changes 5 and 7 - Medium Density areas**

Creating medium density housing around the foreshore and Torquay Street will inevitably result in increased vehicular traffic and parking along the streets and foreshore. The car is after all one of the main ways to get around in the town. The current density ensures that there is adequate parking for vehicles and boats off road. Changes need to include the requirement for adequate off-road parking for any development. We do not have an adequate public transport system to allow for a car-less community.

**Are there any changes you would like to see made to the plan? If so, please explain why?**

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Do not extend the commercial zone to Killerney Street as proposed in Key Change 6

Reconsider medium density zone recommendations along foreshore and Torquay Street Key Change 5 and 7

Explanation provided above.

**Would you like to present your feedback in person at a hearing?**

Yes

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**First Name\***

Gerald

**Family Name\***

Nolan

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

**Address\***

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section 2.49 ( 6 )

remove the second commercial zone Killerney street to Ramsgate street

There is already sufficient commercial zoning between Killerney street and Brighton streets

This area should be developed first

**Would you like to present your feedback in person at a hearing?**

Yes

No

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**First Name\***

Kylie

**Family Name\***

Poharama

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

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While there are a lot of positive and exciting aspects of the Spatial plan especially the idea to eventually expand town North towards the train station there is one matter of concern for us as residents of the Esplanade and members of this community. We do not want to see the commercial zone extended any further down the Esplanade. We have a beautiful foreshore and those that have paid top dollar to buy properties along there and on the hill behind on Torquay St will not want to have their views blocked by multi stores apartments that are packed in densely. The vision says there will be minimal parking on these types of sites which realistically means cars will spill out onto the Esplanade. While having housing walking distance to amenities is appealing for some, I feel most people move to Kaikoura to get away from density. Yes low maintenance houses are also appealing and people are opting these days for tiny houses but they also want land around them. With the cost of living and concerns about what is in the food we're eating, people are also opting to be self sufficient by growing their own food, which requires space and land. The Kiwi dream is not to live in an apartment block that looks the same as the one next to it. Many people are buying rural land that has been subdivided to provide lifestyle block sizes, and yes this may take away from valuable agricultural and farming land, but it highlights that this is the demand. Beach Rd is already zoned commercial therefore would be ideal for more property development and with the town expansion proper to the North, this will provide walking distance amenities for residents that do want apartment living. Keep the Esplanade low to medium density and keep its natural beauty.

### Are there any changes you would like to see made to the plan? If so, please explain why?

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Yes

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**First Name\***

Callum

**Family Name\***

Ross

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

[REDACTED]

**Address\***

[REDACTED]  
[REDACTED]  
[REDACTED]

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### **Privacy Statement Acknowledgement**

I acknowledge that I have read the privacy statement and am happy to proceed.

## **B. Draft Kaikōura Spatial Plan 2024**

---

### **Description**

Council seeks community feedback on the Draft Kaikōura Spatial Plan 2024. You may wish to comment on the plan generally, however some areas you might wish to focus on may include:

- \* The vision
- \* Types and sizes of land uses, including locations for them
- \* Spatial Plan layers at pages 21 - 24
- \* Implementation and staging

### **Are you a local resident or business owner?**

Please select one option by clicking on it

- Yes  
 No

**Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

#### Would you like to make a comment about the Draft Plan?

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Bonisch has prepared a submission in partial support of the Draft Spatial Plan.

#### Are there any changes you would like to see made to the plan? If so, please explain why?

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

The relief sought by Bonisch is outlined within the attached submission.

#### Would you like to present your feedback in person at a hearing?

Yes

No

#### Would you like to be informed of the next steps and decisions?

Please select one option by clicking on it

Yes

No

### Option to upload a file

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#### Feedback File

If you have your feedback in a separate document you can upload it here.

Kaikoura Spatial Plan Submission.pdf

649.98KB

CE475 241018 Kaikoura Long Term Development Opportunities Plan, Rev 0, CONCEPT.pdf

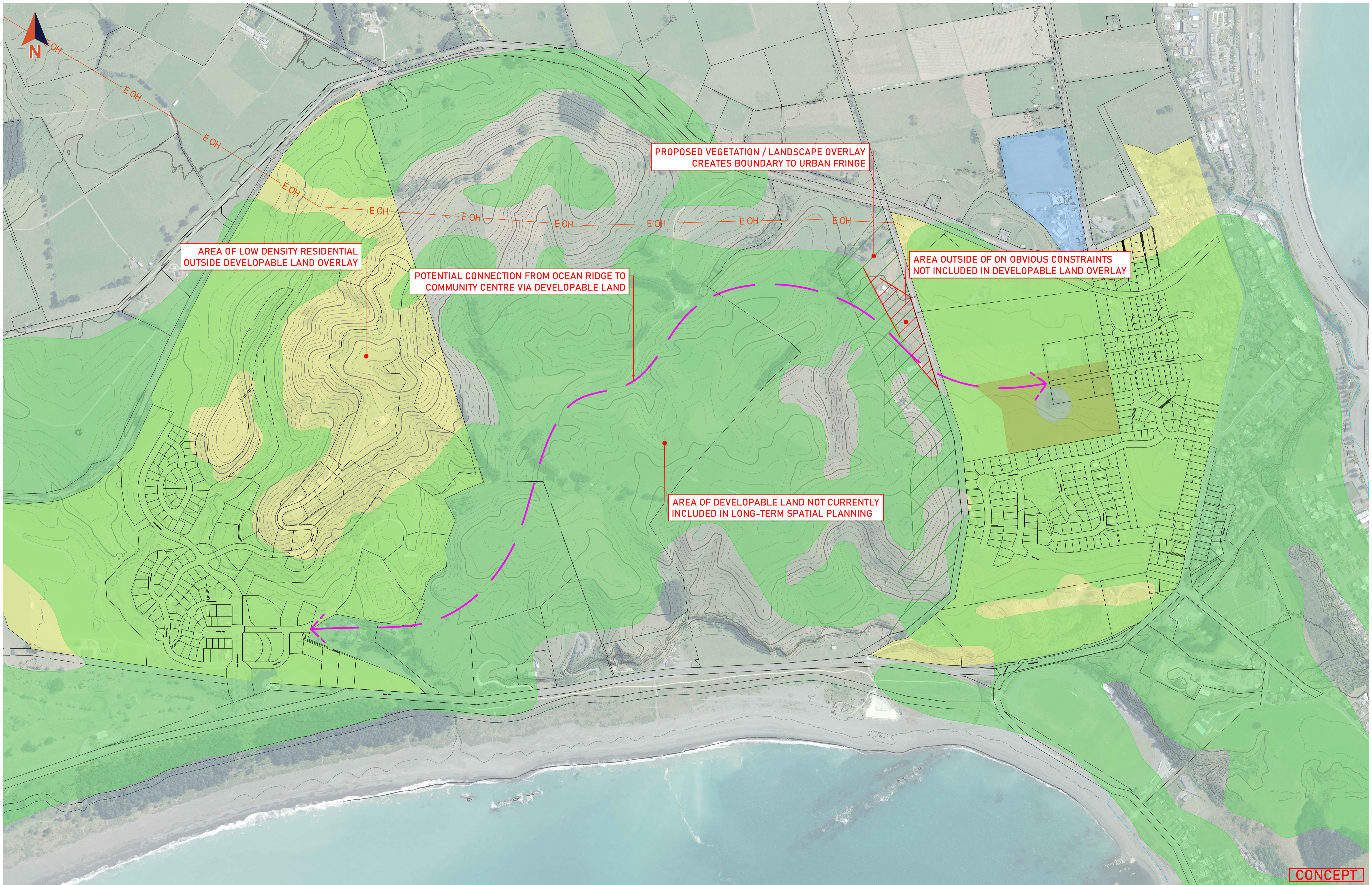
7.01MB

**Thank you for taking the time to share your feedback and ideas.**

#### What happens next?


- Council will read and consider all submissions and feedback. Please clearly state if you wish to speak in support of your submission and note that any submission made will be available to the public.
- Hearings and meetings on the Draft Kaikōura Spatial Plan 2024 will be open to the public. Dates TBC after closure of the consultation period.





**CONCEPT**

CLIENT:	PROJECT:
<b>KAIKOURA COMMUNITY</b>	<b>KAIKOURA SPATIAL PLAN</b>

	SHEET TITLE:
	<b>KAIKOURA LONG TERM DEVELOPMENT OPPORTUNITIES PLAN</b>

REV	REVISION DETAILS	DATE

SURVEYED:	
DESIGNED:	
DRAWN:	
DRAWING CHECK:	
DESIGN CHECK:	
APPROVED:	

JOB NUMBER	SCALE (@ A1)
<b>CE475</b>	<b>1:5,000</b>
SHEET	REVISION
<b>1 OF 1</b>	<b>0</b>
	REVISION DATE
	<b>###</b>





bonisch

15<sup>th</sup> October 2024

Planning KDC  
Kaikoura District Council  
PO Box 6  
Kaikoura 7340  
By email: [planning@kaikoura.govt.nz](mailto:planning@kaikoura.govt.nz)

## SUBMISSION IN PARTIAL SUPPORT OF THE DRAFT KAIKOURA SPATIAL PLAN

The following is a submission on behalf of Bonisch Consultants Limited (Bonisch) in partial support of the Draft Kaikoura Spatial Plan as notified.

Bonisch generally supports the Draft Spatial Plan, particularly as it provides for the expansion of Kaikoura's residential capacity. The inclusion of Medium Density development areas within the Kaikoura Township, along with the expansion of the Ocean Ridge development, will allow Kaikoura to grow in a manner that responds to the future demands of its population.

However, we believe the Draft Spatial Plan omits and restricts connections between areas of existing residential development, even where the land has been identified within the Plan as *Highly Developable Land* or *Moderately Developable Land*. This land represents a future growth area that could feasibly be developed within the timeframes covered by the Draft Spatial Plan, following the development of both Seaview and Ocean Ridge.

The Spatial Plan offers an opportunity for development to proceed in a way that considers long-term, future growth in appropriate areas as part of short-term development. The relief sought by this submission seeks to identify these areas for long-term expansion of the Kaikoura Township. This ensures that immediate development and infrastructure is designed to support long-term growth.

### MATTERS OF OPPOSITION AND RELIEF SOUGHT

The following table provides an overview of the sections of the Spatial Plan to which Bonisch is opposed, along with the relief sought.

Matter	Issues	Relief Sought
<i>2.3 Spatial Plan - Basin and 2.4 Spatial Plan - Township</i>	The Spatial Plan as notified does not provide the ability for future development that would create a connection between the Ocean Ridge subdivision and the Kaikoura Township. This is despite land between these areas being noted as either <i>Highly Developable Land</i> or <i>Moderately Developable Land</i> and being absent of other restricting factors.	The land between the Kaikoura Township and the Ocean Ridge development should be included in the Spatial Plan as shown in Appendix A to enable future residential development.

### PRESENTATION OF SUBMISSION

Bonisch does not wish to present this submission however if others make similar submissions, we will consider presenting a joint case at any hearing.

EMAIL

PHONE

FREEPHONE

FAX

78



Bonisch Consultants Limited

BONISCH.NZ

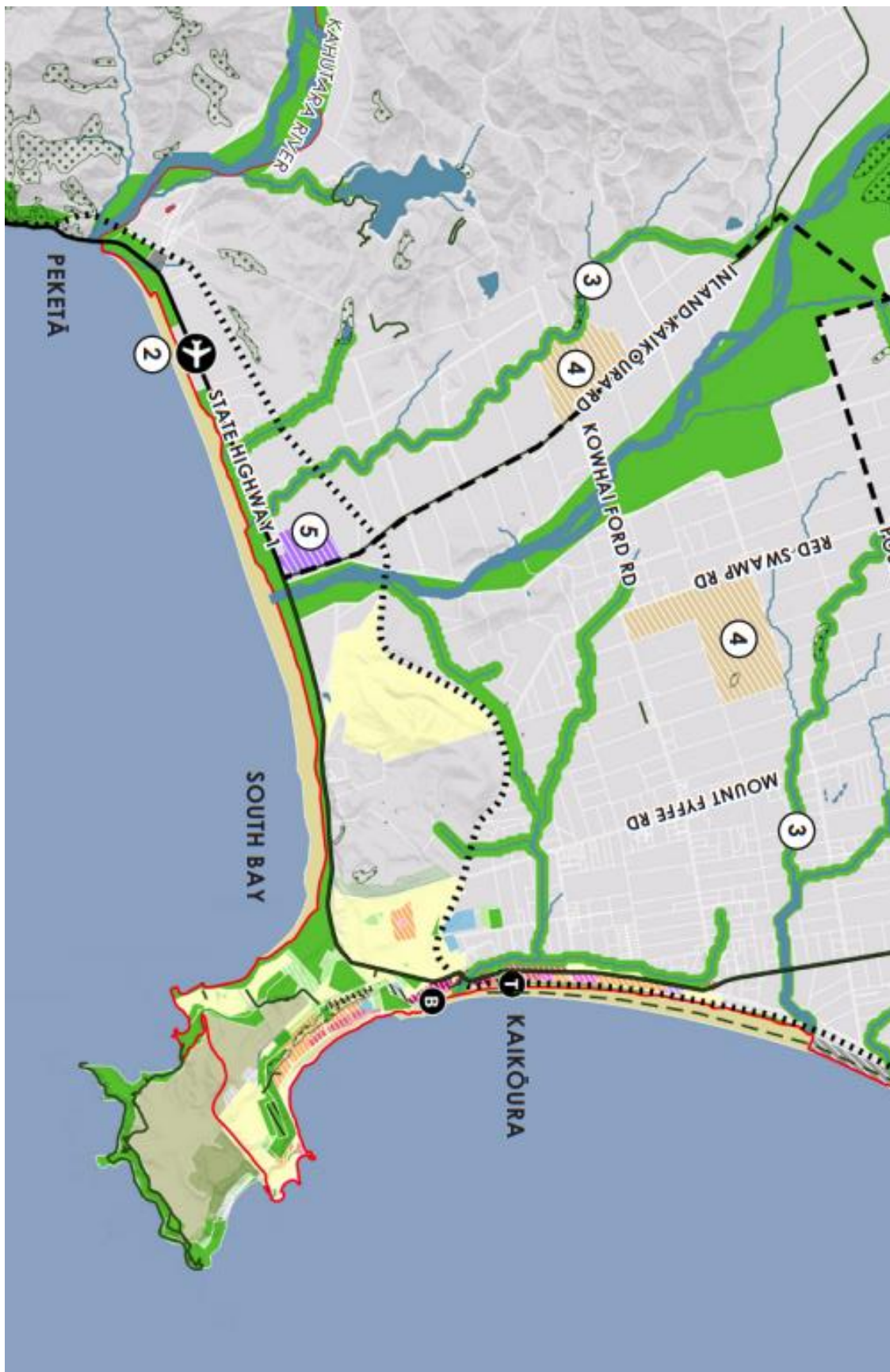
Yours faithfully  
**BONISCH CONSULTANTS**

A handwritten signature in blue ink, appearing to be "CR" with a flourish underneath.

**Callum Ross**  
*Intermediate Planner*

## APPENDIX A: KAIKOURA LONG TERM DEVELOPMENT OPORTUNITES PLAN

### APPENDIX B: 2.3 SPATIAL PLAN BASIN MAP



### What is the Draft Kaikōura Spatial Plan and why is it important ?

The Kaikōura Spatial Plan sets out how and where the Kaikōura district should grow and develop over the next 30 years.

The extended time frame allows the district to proactively address and plan for anticipated changes, ensuring that any development growth aligns with the values and aspirations of the community.

The Kaikōura Spatial Plan will play a crucial role in shaping future land use patterns and guiding decisions relating to new zoning within the Kaikōura District Plan.

The Plan will be used not only to inform local initiatives but will also have potential to influence regional and central government investment decisions.

### What do we want your specific feedback on?

The Draft Spatial Plan provides a 30 year vision of planning of the Kaikōura Township and surrounding Kaikōura Flats. It identifies areas for future development and intensification.

Do you agree with the initial proposal? What are your thoughts and ideas around the way forward for the Draft Kaikōura Spatial Plan 2024?

### Time frames for the consultation:

12th September 2024 - 12.00pm	Consultation period starts
18th October 2024 - 5.00pm	Consultation period closes
Hearings/Deliberations	November 2024

### About this feedback form

This online feedback form is in two parts.

#### A. Submitter Contact Details

- Please enter your details so we can contact you about your feedback if necessary.

#### B. Feedback on the Draft Kaikōura Spatial Plan 2024

- This is where you enter your feedback into the form.
- There is also the option to upload a feedback document at the end of this form

**Move Kaikōura Forward by giving us your feedback and HAVING YOUR SAY**

If you run out of time you can save the form as draft and comeback and finish it at any time before 5.00pm 18th October 2024

**First Name\***

Susan

**Family Name\***

Ruscigno

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

**Address\***

[REDACTED]

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## **B. Draft Kaikōura Spatial Plan 2024**

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- \* The vision
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### **Are you a local resident or business owner?**

Please select one option by clicking on it

- Yes  
 No

### **Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

There are two proposals that I find are not in the best interests of the current residents in the township. The first is the extension of the commercial zone to the corner of the Esplanade and Ramsgate St. This proposal would increase the height restriction on the Esplanade to the point where any new developments would completely block out the views from the current residents behind them, which would effectively be all properties in between the Esplanade and Torquay St. Who would want to be facing the back of an 11m property? There are numerous directions to build commercial properties in without changing the current character of the original township.

Losing views would be only 1 of many changes that the current residents would have to adjust to. Increased traffic and noise are 2 major concerns. However, if the proposed plan that includes development of medium housing density on decreased lot sizes eventuates then a whole raft of negative repercussions is in store for current residents.

The 30 year plan states that the permanent population of the district is not going to grow more than 1.5% It also states that 1/3 of the homes are currently or will be owned by out of town residents. A third statistic noted is that the Kaikoura population is aging and 33% will soon be over 65 years of age. Two story townhouses and apartments are hardly conducive to aging in place. Nor are they suitable for the young families that would change the population to a more balanced demographic. Townhouses and apartments are not low cost housing and most likely be purchased by out of town investors who will use them as short term rentals. No one wants to be surrounded by AirBnB properties.

Kaikoura is not Christchurch, Wanaka nor Queenstown. That's why we live here. Proposing and attempting to change the nature of this community into an urban high density mixed commercial and residential environment is unfeasible. We do not have the population (which is not forecast to change) nor the income nor the year round visitor numbers to make this plan necessary or viable.

Walkability is important, that's 1 goal that I agree with, and that's why we live on a property in the township. However, to link property size with walkability is absurd! What study is that based on? The size of the sections are not going to change the distance to town.

The question is, who does this portion of the plan benefit? Certainly not the current residents. In my opinion the proposal benefits developers and investors. Full stop.

**Are there any changes you would like to see made to the plan? If so, please explain why?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Increase commercial zoning in another direction than what is proposed in your plan.

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

No

---

**Option to upload a file**

**Feedback File**

If you have your feedback in a separate document you can upload it here.

**Thank you for taking the time to share your feedback and ideas.**



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If you run out of time you can save the form as draft and comeback and finish it at any time before 5.00pm 18th October 2024

#### A. Submitter Contact Details

**First Name\***

Mel

**Family Name\***

Skinner

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

[REDACTED]

**Address\***

[REDACTED]

[REDACTED]

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### **Are you a local resident or business owner?**

Please select one option by clicking on it

Yes

No

### **Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

I support the concept of a spatial plan and think that this is a great start. There needs to be development of vision, values, economic development plan and actual drivers for change prior to finalizing a spatial plan.

Please see attached detailed response.

**Are there any changes you would like to see made to the plan? If so, please explain why?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Please see attached detailed response.

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

No

## Option to upload a file

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If you have your feedback in a separate document you can upload it here.

spatial plan submission.pdf

99.17KB

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## **Submission on Kaikoura DRAFT Spatial Plan from Mel Skinner**

### **1. Do you agree with the initial proposal? No, I do not agree.**

I agree with the concept and the need for a 30+ year spatial plan however believe that this document is only the first phase in a creating an actual plan and needs a number more phases of consultation, discussion and strategic planning to create an actual workable and functional plan.

Based on this reason, I do not agree with the current proposal as our spatial plan for Kaikoura. I believe that this document needs further consultant, work and analysis including community priority setting and priorities then reviewed against financial implications. The Delphi method would be an ideal method to utilise to ensure that we achieve a strong plan with high level of community buy in the is realistic and achievable.

The vision and values also need to reflect the overall vision and values for Kaikoura. There is no point have a vision and values for a spatial plan and then having a separate vision and values that is an overarching vision and values developed by the entire community.

### **2. Would you like to make a comment about the Draft Plan?**

I commend Kaikoura District Council taking the steps to collect idea and put together this DRAFT document. A spatial plan is desperately needed.

As the spatial plan sets out a 30-year plan for our town, it is imperative that we do not rush it and take the time to ensure that we followed a detailed process to create a high valuable, usable, and constructive plan that will grow Kaikoura. Otherwise simply another plan on the shelf that we praise ourselves for doing but nothing ever comes of it.

#### **2.1. Vision and values/spatial plan principles – removal and done as a separate exercise and consultation**

The vision and values should not be development within the spatial plan and for vision and values to go through its own consultation and development process. The development of Kaikoura vision and values must go back a few steps, get communities stakeholder input in what they envision for the town at a strategic level. There is a need to take the community on the journey, rather than just presenting vision and values developed in isolation as part of just one of many plans. The spatial plan needs to be based off this an overarching vision and values.

The vision and values presented only have meaning to those that development i.e. KDC, Runanga Exec and consultants. Many of these have been cut from different plans without detailed community discussion on them.

Spatial plan submission Melinda Skinner

When another draft version of vision and values were presented at the stakeholder meeting these were already in a draft version. That stakeholder meeting was not about having input or creating vision and values and hence the people in the room were not given the opportunity to be a part of creating the vision and values. People walked away from that session finding very little value in it due to lack of discussion and input and went straight to zoning. There was no expectation from that meeting that these would be the vision and values for the town but merely for the spatial plan exercise.

The vision and values need to be undertaken as a separate project.

## **2.2. Economic development Strategy/plan**

There also needs to be development of an overarching economic development plan before you can get into spatial planning. Economic development includes social wellbeing, environmental wellbeing, cultural wellbeing, and financial wellbeing. These needs to look at all aspects of our community and what and how we need to deliver to achieve our vision.

The spatial plan then needs to be developed to meet the economic development plan outcomes and achieve the overall vision for Kaikoura.

Skipping straight to a spatial plan, means that it will soon become redundant once other plans and community vision, and values are developed. A vision and values and economic development plan need to be developed first, to better understand your zoning, commercial/residential requirements, recreational requirements, social requirements and environmental.

For example, the spatial plan principles highlights that we only want to attract “Boutique enterprises.” Are mum and pop businesses that only employ one or two other people really going to achieve what we need as a town? What message does that send to the likes of business like Farmers, Smiths, super cheap auto, universities, service providers etc?

Many small businesses are not sustainable, particularly with Kaikoura population size. Stating that we only want “boutique enterprises” does not show that we are “open of business,” nor that we want investment, nor that we want diversification of industry. All it highlights is we do not want to change.

The plan highlights we want an “authentic small coastal character identity” retained? But what does that mean? What does that look like? A small town could be anything from 50 people to 20,000 depending on your perception.

Again, it goes back to having a strong vision and values first, that is supported by the community, then an economic development plan, so you can then have spatial plan that reflects where you are going based on actual principles that will help you achieve that vision.

Spatial plan submission Melinda Skinner

As an investor, and knowing people keen to invest in Kaikoura, Kaikoura is yet to hit the critical mark to provide the confidence that the town will grow to a sustainable size for businesses to operate. This is no doubt the same for many other investors that are sitting on the cusp. The investment in Airbnb, is signally that there is interest in Kaikoura potential, and we need to be strategic in how we capitalise on that.

So far, a haphazard approach as scared off more than it has attracted, and we need to ensure that we are wording our plans to align with the vision we want to achieve.

### **2.3. Draft plan itself – action plan**

This draft captures the communities' ideas and thoughts however is only just that, a draft of the communities thought and ideas.

The next step is to go back through a similar consultation process but with greater involvement of councillors, more focus groups and more open community discussion.

The next stage in the consultation process should look at the plan, but also start discussing the priorities in the action plan, and if that are priorities at all. If they are priorities, they then need to be individually rated against each other by the community.

The priorities then need to have budgets and costs beside them, to again go back to the community and see which ones are then still priorities based on KDC budget and cost of each "priority." This will separate out the nice to have and the actual needs.

This also helps the circular conversations we have in Kaikoura when proper consultation is not down. Recovery plan is a good example of this. Beautiful looking plan but no actual next steps. 8 years on still taking about the great plan but still no action, as it should have gone back out for consultation and the financial consultation. If this had happened, many of the project and opportunities that were lost after the earthquake, would have gone ahead. We just did not have the clarity for the execution, which is what we need to ensure happens for plans like the spatial plan.

### **2.4. Past 25 years of change**

Some of the documents/initiatives and projects highlighted I do not believe are any longer being actioned, had opposite action being undertaken or should be included in the plan. For example, Environmental Certification, Kaikoura A-B carbon free, legislative support for recovery.

Kaikoura District Council has very little environmental focus and clearly states in documents and its own website that this is left up to volunteer organisations. This is not a good look for a town that prides itself as being universally significant.

If Kaikoura wants to achieve World Heritage Status, we need to be aware that all our plans will form the basis of this and hence need to align with our community's environmental image and vision.

## **2.5. Drivers of Change – issues not drivers for change.**

These are not drivers for change but rather issues.

For example, an ageing population is not a driver of change, unless our vision is to be the retirement village of New Zealand.

Yes, we need to look after our elderly but to do that we need to grow, attract and retain our population, particularly in the productive 20-45 years age group. These are our core business owners and employees. These are a family's supporting our schools, using our recreational facilities and providing energy and vibrance to our community.

By highlighting, ageing population as a driver of change, we are going to manifest ourselves into the opposite of what we want and need.

Our drivers for change should be focus on the desire to “create strong sustainable population of 8000 people to ensure that we have critical mass for sustainability in education, sports, extracurricular activities, business, employment, housing market, culture, events and volunteer organisations etc.”

Without having strong vision and values, and a good economic development plan, there isn't the ability to create drivers for change, as we don't know what we are actually driving change for. Yes, the issues will form part of that, but they are the actual drivers of change. The are not what we are striving for.

But continually reiterating issues for reason of change, they will just manifest themselves into bigger issues.

We need distinct vision (not just a statement but actual vision of what we want the town to look like), values that reflect our community, drivers of change to chieve that, goals to achieve those drivers, actions to achieve the goals and deadlines and responsables, to ensure that they happen regardless of who the current and future councillors are.

## **2.6. Land uses:**

Again, the land uses need to tie into the bigger discussion of what we want to be like as a town.

This doesn't include any plan for high density, yet we have highlighted that cost of housing is an issue. We have highlights ageing population is an issue. We have seen the development of Wolfbrook, which is already more the high-density space than medium density space and hence we need to be realistic in our land uses. Again, goes back to what do we want for our town?

Spatial plan submission Melinda Skinner



## 2.7. Spatial Plan – Township

The township itself needs to be dramatically increased beyond just the west end area. This needs to go from New World down to Wakatu Quay up to include pool and innovative waste. Trying to squeeze everything into West End, so no longer viable.

The commercial zoning needs to extend from West End all way down to Avoca Street. Stopping at Ramsgate Street does not make sense when already commercial development further down road with motels. Regards of what happens in recreational area on the esplanade, there will be a desire for commercial property across the road and hence makes sense to have this included in the commercial zoning. Many of these properties are already Airbnb and hence operating commercially under the radar anyway. That does not mean it needs to change to commercial but there is a future option to.

There is industrial zone marked on beach road should be changed to commercial. Whilst light industrial now, this should be prevented from being industrial in the future if there is a change of ownership/industry. Commercial should be encouraged over industrial, as is not a good look at part of your town centre/50km area.

There needs to be support of neighbourhood centre on the flats around Mt Fyffe/schoolhouse/Postmans as further development and more people moving into that area. Many people work as private consultants and businesses in the that area as well and hence there is opportunity for neighbourhood centre. This would also help, and support grow the school and other businesses and industries in the area along with reducing carbon footprint of people having to drive to town.

## 2.8. Action plan

The action plan needs a lot more consultation and discussion. The actions aren't linked to any specific outcomes or budgets.

Again, we need distinct vision (not just a statement but actual vision of what we want the town to look like), values that reflect our community, drivers of change (bot just issues) to achieve that, goals to achieve those drivers, actions to achieve the goals and deadlines and responsibilities, to ensure that they happen regardless of who the current and future councillors are.

We need to start at the top before we jump straight to action. We need to know why we are doing the action. We then need to look at priority level based on what outcome it achieves and then we need to look at those priorities based on cost.

If you look at the action plan, there are no figures or budget associated with it. These are required to work out what the priorities ACTUALLY are. Whilst somethings may seem

Spatial plan submission Melinda Skinner

important, when people see the cost, it may change their perspective. It also clarifies what exactly is being discussed.

Let's look at the airport for example. What is the driving force for a new airport and making it a high priority? Want or need? Viability? Costs and ROI?

In 2018, myself, Danny Smith and Geoff Harmon looks at the viability of the airport either new, upgrading or moving. Tom Hooper was contacted to further look at this in 2019.

Key things that came out:

- Routes that would fly to/from Kaikoura
  - Christchurch – no
  - Auckland – no
  - Queenstown – no
  - Blenheim - no
  - Wellington – maybe
- In 2018/2019 Christopher Luxon shut down several region routes and we have recently seen the exact same thing happening with Air NZ in 2024. Further reducing routes and flights schedules.
- Private jets will never fly into Kaikoura in current location due to mountains. If airport moves, again not likely to fly due to the proximity of Christchurch and the requirement to land in Christchurch for customs and immigrations. Just as easy to helicopter up. The private jets area in Christchurch is managed by Garden City Helicopters.
- Westpac Heli will always land at hospital, for simple reason, don't require volunteer ambulance support if it is not available.
- Medical jets also would not be used, even if airport moved, for the same reason that they don't want to put pressure on St John volunteers to have to do road transfers from airport to hospital
- Kaikoura is 1.5 hours to Blenheim airport and 2 hours to Christchurch, neither of which commute times would deem it necessary for an airport in between.
- Christchurch international works on "Spoke and wheel" concept of attracting large international flights into Christchurch and then the ability to do day/short trips to Kaikoura, Akaroa, Hanmer etc with Christchurch as a base. Christchurch airport are very supportive of Kaikoura however unlikely to support the need for an airport due to the ease of people landing in Christchurch and travelling to Kaikoura.
- Blenheim also unlikely to support Kaikoura airport. Not having strong regional support is unlikely to achieve government backing.

## Blenheim airport

- Blenheim is the centre of Marlborough wine district. The New Zealand wine industry is worth over \$3.6 BILLION of which 75% is Marlborough. It has larger super-conglomerates behind it of Louis Vuitton Moet Hennesy, Indevain (who owns 12% of NZ wine industry, Constellation, Delegates.
- Companies have staff constantly travelling in and out to their various office and markets in Auckland and Wellington.
- Even though Blenheim is 4 hours from Christchurch, only Sounds air fly to Christchurch and not air New Zealand.
- Blenheim also has 88,324 conference/trade show/business event delegate days per year. Total of 1327 events.
- Blenheim airport is driven by business need over tourism which is why it is viable.
  
- For Kaikoura, if wellington was an option, realistically people would only travel in larger enough numbers on Friday and Sunday/Monday for a weekend. Is that commercially viable?
- Is an airport really a need and viable option for Kaikoura? I would love to fly but would only use it maybe 2-3 times a year, if that and I travel constantly.
  
- An airport is high cost but likely to have a very low return on investment and hence is it really a high priority?

I agree that we need other avenues of transport, but should we need be lobbying for commuter trains? The infrastructure is there, and train travel is the basis of most cities in Asia and Europe. Investigating train travel and connecting the Kaikoura townships isn't even an option for action plan which reflects this need to look broader and big a picture in our planning.

### **Consultation:**

Whilst on paper there seems to be various consultation done however there is no measure of reach, input and effectiveness of that consultation to see if this plan is reflective of the community.

Many of consultations were invite only or closed and no measure of the ownership gained by attendees in this. The ones that I attended, did have large amounts of open discussion on big picture and directly jumped into planning.

There now needs to be similar consultation to go back to people to discuss it face to face in a meaningful manner.

Spatial plan submission Melinda Skinner

Developing a 30-year plan incredibly important that we get it right and take it through further consultation beyond submission and hearing.

There needs to be a number more stages of consultation prior to implementation. Ashburton District Council used the Delphi method to develop their long-term plan and received a lot of praise and recognition from SOLGM. Long term plans are only 10 years, and we are looking at 30 plan so essential that we don't want to rush it and get it right.

Final comments:

I fully support the idea of the draft spatial plan and think a great job has been done so far, there needs to be further consultation and plan is not ready for finalisation nor implementation.

We need to develop vision and values first, before proceeding with spatial plan. There is also a need for an economic development strategy prior to completion of a spatial plan.

### What is the Draft Kaikōura Spatial Plan and why is it important ?

The Kaikōura Spatial Plan sets out how and where the Kaikōura district should grow and develop over the next 30 years.

The extended time frame allows the district to proactively address and plan for anticipated changes, ensuring that any development growth aligns with the values and aspirations of the community.

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If you run out of time you can save the form as draft and comeback and finish it at any time before 5.00pm 18th October 2024

**First Name\***

chanel

**Family Name\***

starkey

**Contact Phone Number\***

██████████

**E-mail Address\***

████████████████████

**Organisation (if applicable)**

**Address\***

██

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## B. Draft Kaikōura Spatial Plan 2024

### Description

Council seeks community feedback on the Draft Kaikōura Spatial Plan 2024. You may wish to comment on the plan generally, however some areas you might wish to focus on may include:

- \* The vision
- \* Types and sizes of land uses, including locations for them
- \* Spatial Plan layers at pages 21 - 24
- \* Implementation and staging

**Are you a local resident or business owner?**

Please select one option by clicking on it

- Yes
- No

**Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

### Would you like to make a comment about the Draft Plan?

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Kia ora,

I would like to provide feedback on the current proposed draft plan.

This plan is set out for the next 30 years. Within this plan there is only ONE consideration for wahi maori, Mangamanu is one of the largest maori land regions in the south island and yet there is no allocation or change to zoning for its owners to develop or allow for papakainga or housing (not good enough). THIS IS A HUGE OVERSIGHT FROM Te Runanga and KDC. Currently Te Runanga claim Mana over this region however it is the land owners of Mangamaunu who hold Mana Whenua and yet there is very little consultation by KDC to come out and consider consultation with us.

Ensuring that there is provision for the maori landowners in this plan is VITAL and needs to be considered, given the settler history of this region and the overuse and theft of Maori land through govt policies and the land ballot scheme (maori excluded) that operated in this town.

Provision and rezoning needs to be added in to allow for the maori of Mangamaunu to develop their lands and create the settlement that was allocated in 1906 for a township as has been done in Hapuku. Unfortunately it is once again and example of alienation by the council of maori from their lands.

I understand this is a big piece of work but needs to be included to show good faith by the council to do what is right.

### Are there any changes you would like to see made to the plan? If so, please explain why?

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Updates to the whenua maori zones to allow for development, papakainga, housing and use.

### Would you like to present your feedback in person at a hearing?

Yes

No

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Ana

**Family Name\***

Te Whaiti

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[REDACTED]

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The initial conversation is the same, it is the people, and the whenua that changes.

**Please cite Page 6: MANA WHENUA MĀORI OWNED LAND (STUDY AREA)**

To the top right-hand corner of the diagram what presents is a Whenua Māori Land block that appears to be divided by the "focus area" red line.

Will the northern part of the land block be treated separately or differently to the southern part of the land block?

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We have suffered from Alienation!

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And now we are back!

How many generations have perpetuated this racist rhetoric?

How many generations have appeased this racist rhetoric?

Removal of these restrictions should be immediate!

We require enabling systems to support our ability to occupy our own whenua.

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How have paper roads come about when we already have direct access to our own land blocks? To whose benefit have these mechanisms been employed on Whenua Māori?

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<https://www.kaikoura.govt.nz/council/news?item=id:2kshgbpch17q9sk9nrov>

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<https://www.kaikoura.govt.nz/>

**Please citePage 10: 1.3 DRIVERS OF FUTURE CHANGE:**

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In response, off grid living, tiny homes, andcabins are a means to reside on the whenua without necessarily needingimmediate infrastructure to afford presence on the land. Long-term we have ourown aspirations, though having land without the option to reside on itcontinues to comply with an oppressive system that does not exist to enable ourexistence on our own lands.

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Share your Draft Kaikōura Spatial Plan 2024 Feedback he

Please see as answered in the previous question.

**Would you like to present your feedback in person at a hearing?**

Yes

No



### Would you like to be informed of the next steps and decisions?

Please select one option by clicking on it

Yes

No

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Kaikoura District Council Spatial Plan 16.10.2024.pdf

217.16KB

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- Please enter your details so we can contact you about your feedback if necessary.

#### B. Feedback on the Draft Kaikōura Spatial Plan 2024

- This is where you enter your feedback into the form.
- There is also the option to upload a feedback document at the end of this form

**Move Kaikōura Forward by giving us your feedback and HAVING YOUR SAY**

If you run out of time you can save the form as draft and comeback and finish it at any time before 5.00pm 18th October 2024

**First Name\***

Cassie

**Family Name\***

Welch

**Contact Phone Number\***

[REDACTED]

**E-mail Address\***

[REDACTED]

**Organisation (if applicable)**

[REDACTED]

**Address\***

[REDACTED]

### **Privacy statement**

All submissions (including names and contact details) may be provided in full to elected members. Submissions (including names but not contact details) may be made available to the public at our office and on our website. Your personal information may also be used for the administration of the consultation process, including informing you of the outcome of the consultation. All information collected will be held by Kaikōura District Council, 96 West End, Kaikōura, with submitters having the right to access and correct personal information.

### **Privacy Statement Acknowledgement**

I acknowledge that I have read the privacy statement and am happy to proceed.

## **B. Draft Kaikōura Spatial Plan 2024**

---

### **Description**

Council seeks community feedback on the Draft Kaikōura Spatial Plan 2024. You may wish to comment on the plan generally, however some areas you might wish to focus on may include:

- \* The vision
- \* Types and sizes of land uses, including locations for them
- \* Spatial Plan layers at pages 21 - 24
- \* Implementation and staging

### **Are you a local resident or business owner?**

Please select one option by clicking on it

Yes

No

### **Do you support the Draft Kaikōura Spatial Plan 2024?**

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Please see attached submission compiled by the National Public Health Service Te Waipounamu region, Health New Zealand - Te Whatu Ora.

**Are there any changes you would like to see made to the plan? If so, please explain why?**

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Please see attached submission compiled by the National Public Health Service Te Waipounamu region, Health New Zealand - Te Whatu Ora.

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

No

## Option to upload a file

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**Feedback File**

If you have your feedback in a separate document you can upload it here.

Kaikoura Submission Spatial Plan Final241010 SIGNED VB.pdf

585.62KB

**Thank you for taking the time to share your feedback and ideas.**

**What happens next?**

- Council will read and consider all submissions and feedback. Please clearly state if you wish to speak in support of your submission and note that any submission made will be available to the public.
- Hearings and meetings on the Draft Kaikōura Spatial Plan 2024 will be open to the public. Dates TBC after closure of the consultation period.

18 October 2024

Kaikoura District Council  
PO Box 6  
Kaikōura 7340

Tēnā koutou

## Submission on Kaikōura Spatial Plan

1. Thank you for the opportunity to submit on the Kaikōura Spatial Plan. This submission has been compiled by the National Public Health Service (NPHS) Te Waipounamu region, Health New Zealand – Te Whatu Ora. NPHS Te Waipounamu services the South Island including the Kaikōura District.
2. NPHS recognises its responsibilities to improve, promote and protect the health of people and communities of Aotearoa New Zealand under the Pae Ora (Healthy Futures) Act 2022 and the Health Act 1956.
3. Pae Ora requires the health sector to protect and promote healthy communities and health equity across different population groups by working together with multiple sectors to address the determinants of health.
4. NPHS is focused on the achievement of equitable health outcomes. We use the Ministry of Health's definition of equity:

*In Aotearoa New Zealand people have differences in health that are not only avoidable, but unfair and unjust. Equity recognises different people with different levels of advantage require different approaches and resources to get equitable health outcomes.<sup>1</sup>*

5. This submission sets out matters of interest and concern to NPHS Te Waipounamu, and information included is based on evidence about public health and equity.

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<sup>1</sup> Ministry of Health – Manatū Hauora (2024, July 2). Achieving equity. <https://www.health.govt.nz/about-ministry/what-we-do/achieving-equity>



## General Comments

6. We welcome the opportunity to comment on the Kaikōura District Council Spatial Plan.
7. Health and wellbeing are influenced by a wide range of factors beyond the health sector. These factors are often referred to as the 'social determinants of health', and can be described as the environmental, economic and social conditions in which people are born, grow, live, work and age.<sup>2</sup>
8. The diagram<sup>3</sup> below shows how these determinants of health are complex and interlinked. Initiatives to improve health outcomes and overall quality of life must involve organisations and groups beyond the health sector, such as local government, if they are to have a collective impact.<sup>4</sup>

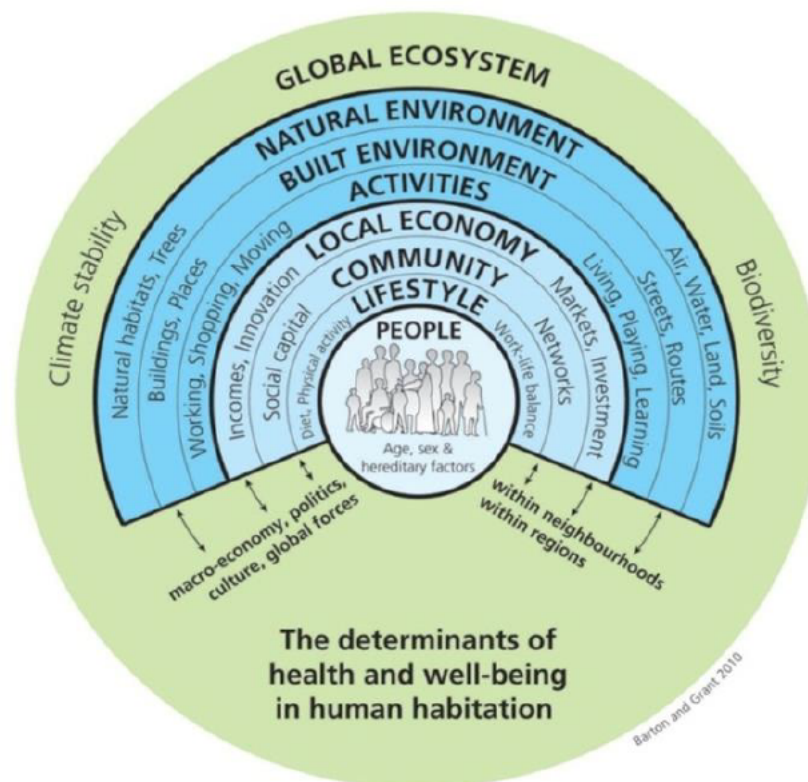


Figure 1: Social determinants of health

<sup>2</sup> Public Health Advisory Committee. (2004). *The Health of People and Communities. A Way Forward: Public Policy and the Economic Determinants of Health*. Public Health Advisory Committee.  
[https://mohlibrary.softinhosting.co.nz:443/liberty/OpacLogin?mode=BASIC&openDetail=true&corporation=default\\_corp&action=search&queryTerm=uuid%3D%225e0914be0a5a01e27fdf294000051624%22&editionUuid=5e0914be0a5a01e27fdf294000051624&operator=OR&url=%2Fopac%2Fsearch.do](https://mohlibrary.softinhosting.co.nz:443/liberty/OpacLogin?mode=BASIC&openDetail=true&corporation=default_corp&action=search&queryTerm=uuid%3D%225e0914be0a5a01e27fdf294000051624%22&editionUuid=5e0914be0a5a01e27fdf294000051624&operator=OR&url=%2Fopac%2Fsearch.do)

<sup>3</sup> Barton, H. & Grant, M. (2006). A health map for the local human habitat. *The Journal of the Royal Society for the Promotion of Health*, 126(6), 252-253.  
<https://journals.sagepub.com/doi/10.1177/1466424006070466>

<sup>4</sup> McGinnis J.M., Williams-Russo P. & Knickman JR. (2002). The case for more active policy attention to health promotion. *Health Affairs*, 21(2), 78-93.  
<https://www.healthaffairs.org/doi/abs/10.1377/hlthaff.21.2.78>



## Specific Comments

9. NPHS Te Waipounamu commends Kaikōura District Council for the development of the Kaikōura Spatial Plan. We note that the Spatial Plan provides a key reference document and action plan for the sustainable development of Kaikōura. Additionally, the Spatial Plan ensures that future development is appropriate and considers natural hazard constraints, and protects productive land, and the valued landscapes and heritage of Kaikōura District.
10. NPHS Te Waipounamu strongly supports the Spatial Planning Principles underpinning the Kaikōura Spatial Plan.
11. NPHS Te Waipounamu commends Kaikōura District Council for the strong engagement and co-creation process used to support a collective vision for the future of Kaikōura District and develop the Kaikōura Spatial Plan. We note that the engagement process included key stakeholder and community workshops, as well as three hui with Te Rūnanga o Kaikōura held at Takahanga Marae.
12. NPHS Te Waipounamu recommends that Kaikōura District Council connect with us in future regarding participatory stakeholder engagement opportunities. Public health can provide broad determinants of health understandings and knowledge to support long-term decision making and ensure that proposed actions are supporting and enabling better health and wellbeing for communities and future generations.

## Housing

13. NPHS Te Waipounamu recommends that Kaikōura District Council consider approaches to encourage the development of homes that prioritise accessibility utilising the principles of universal design within the actions of the Kaikōura Spatial Plan. NPHS Te Waipounamu notes that Kaikōura District Council has highlighted the need for more affordable and diverse housing; additionally, we note that Kaikōura has an aging population. This emphasises the importance of designing for all levels of physical ability. Services like Lifemark<sup>5</sup> can support property developers and builders to consider the needs of people for all ages and stages of life.

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<sup>5</sup> Lifemark (2024). Design for life. <https://www.lifemark.co.nz/>

14. Further, NPHS Te Waipounamu recommend that Kaikōura District Council consider healthy housing design for both cooler and warmer months of year. Developing healthy homes in Aotearoa New Zealand has largely meant ensuring houses are warm, dry, insulated and well ventilated,<sup>6</sup> however in a warming climate, homes also need to be able to be kept cool in the summer, especially in urban areas where there is an urban heat island effect. As highlighted in recent articles<sup>7</sup>, newly built townhouses have not been well designed to be kept cool in warmer, summer months. This design issue in new townhouses is impacting peoples' quality of life in their home, placing them at risk of heat-related health issues during the summer, and at even greater risk during a heatwave event.<sup>9</sup> NPHS Te Waipounamu recognises that this is an issue with our current Building Code, however Kaikōura District Council has an opportunity to support and influence the future development of climate-resilient, health-promoting homes within the District and actions of the Kaikōura Spatial Plan.
15. Additionally, NPHS Te Waipounamu recommends that Kaikōura District Council considers the provision of affordable housing with the Kaikōura Spatial Plan actions. The provision of affordable housing is critical to support better health outcomes for communities and reduce health inequities. Unstable, insecure and unaffordable housing has been shown to have detrimental impacts on physical and mental health, and education outcomes.<sup>10</sup>

### **Health Promoting Neighbourhoods**

16. NPHS Te Waipounamu also recommends that Kaikōura District Council consider and plan for housing and neighbourhood development that support a healthy living environment and enhances people's wellbeing, some specific examples are outlined below.
17. To support the development of health promoting neighbourhoods, NPHS Te Waipounamu recommends that Kaikōura District Council take an integrated planning approach to future development. Integrated planning involves taking a holistic view of health and wellbeing to plan in ways that build stronger and more sustainable social, environmental, and economic outcomes. The Integrated Planning Guide is a useful tool for consider how determinants of

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<sup>6</sup> Branz (2024). Healthy homes research: <https://www.branz.co.nz/healthy-homes-research/>

<sup>7</sup> Gibbens, K. (March 13, 2024). Overheating a 'big issue' in newbuild townhouses in NZ': <https://www.1news.co.nz/2024/03/13/overheating-a-big-issue-in-newbuild-townhouses-in-nz/>

<sup>8</sup> RNZ (September 27, 2004). 'Some newly built Auckland homes too hot, council study shows': <https://www.rnz.co.nz/news/national/529228/some-newly-built-auckland-homes-too-hot-council-study-shows>

<sup>9</sup> Te Mana Ora. 2023. Climate Change and Health in Waitaha Canterbury: A scoping and profiling report to inform Health Impact Assessment. Ōtautahi Christchurch: Te Whatu Ora, Te Mana Ora, National Public Health Service. Accessed from: <https://www.cph.co.nz/wpcontent/uploads/ClimateChangeHealthWaitahaCanterbury.pdf>

<sup>10</sup> Mueller, E. J., & Tighe, J. R. (2007). Making the case for affordable housing: Connecting housing with health and education outcomes. *Journal of Planning Literature*, 21(4), 371-385. DOI: 10.1177/0885412207299653

health are impacted by decision making.<sup>11</sup> Additionally, tools like Health Impact Assessment can be useful in predicting and understanding the potential health implications of proposed future developments and provide helpful guidance to decisionmakers on how to minimise potential negative health implications. Previously the Health in All Policies team within NPHS Te Waipounamu has supported partners including local and regional councils in integrated planning, health impact assessments and other health lens analysis. NPHS Te Waipounamu encourages Kaikōura District Council to connect with us if this support would be useful. Applying these tools can ensure that the spatial plan and future development are considering and addressing critical determinants of health and wellbeing.

18. NPHS recommends that new housing and neighbourhood development consider ways the neighbourhood design can contribute to social interactions and community connectedness. Neighbourhoods can influence opportunities for meaningful social interaction, including through the layout of streets, local amenities and public spaces. Places that encourage social interaction are designed to be accessible by all, have destinations for friends to meet, and have 'bumping spaces' for interactions, such as street furniture.<sup>12</sup> Additionally, shared spaces, paths and bike sheds, can facilitate social interactions and support community connectedness. Enabling and supporting community connectedness and social interaction builds community resilience and supports the mental health and wellbeing of communities overall.
19. NPHS Te Waipounamu recommends that given Kaikōura District's growing elderly population that Kaikōura District Council ensure that accessibility is prioritised in neighbourhood design and community services. As previously stated, universal design is critical for housing development but is also essential to enable inclusion within community spaces and places. Figure 2<sup>13</sup> captures the different ways that spaces and places can be designed in ways that create exclusion, segregation, integration, or inclusion.

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<sup>11</sup> Health in All Policies Team, Te Mana Ora/Community and Public Health (2022). Integrated Planning Guide for a healthy, sustainable and resilient future - version 3.2. Christchurch. New Zealand: Te Whatu Ora: <https://www.cph.co.nz/wp-content/uploads/IntegratedPlanningGuide.pdf>

<sup>12</sup> Campaign to End Loneliness. (2023). Tackling Loneliness through the Built Environment. Accessed from: <https://www.campaigntoendloneliness.org/tackling-loneliness/tackling-loneliness-through-the-built-environment/>

<sup>13</sup> Kompan Play Institute (2020). Play for All: Universal Design for Inclusive Playgrounds. <https://www.playgrounds.co.nz/media/36445/play-for-all-universal-designs-for-inclusive-playgrounds.pdf>



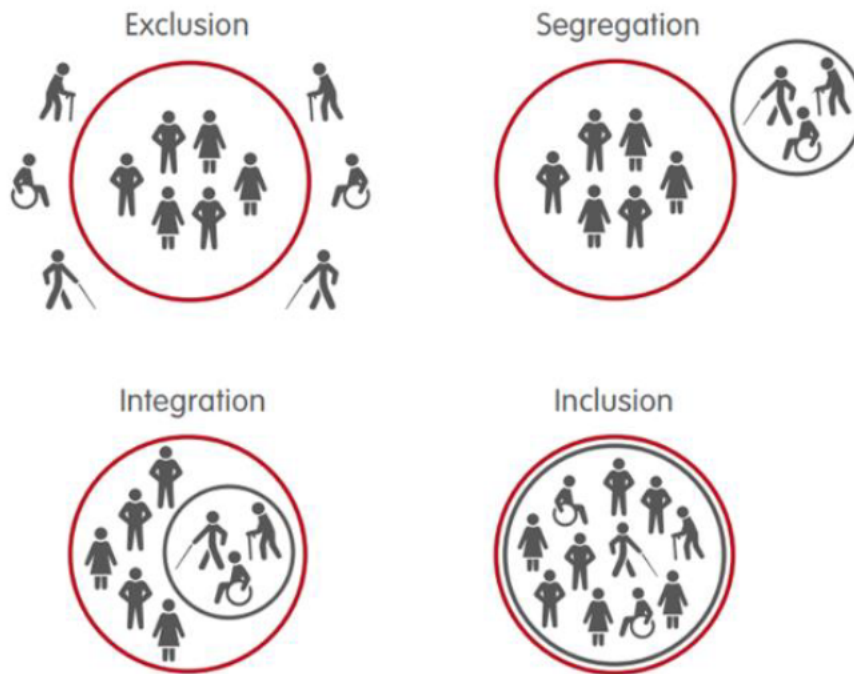


Figure 2: Designing for inclusion

20. The Healthy Streets Approach is another useful tool for conceptualising how neighbourhood design can facilitate sense of community and social connection. The Healthy Streets Indicators outlined in Figure 3 highlight aspects of the human experience of being on streets that should be considered when planning public spaces. NPHS Te Waipounamu recommends that Kaikōura District Council considers incorporating the Healthy Streets Approach into housing and neighbourhood development, to support the creation of places that are vibrant and inclusive, where people feel safe, relaxed, and there are things to see and do.



Figure 3: Healthy Streets Indicators

21. Additionally, introducing higher density housing has the potential to put greater pressure on roads and car parking. NPHS Te Waipounamu therefore recommends that Kaikōura District Council considers applying the Healthy Streets to support ways to make walking and cycling more attractive. NPHS Te Waipounamu also recommend that higher density housing neighbourhoods are located closer to commercial activities and other services to enable the easier development of walking and cycling networks.
22. Further, NPHS Te Waipounamu recommends that privacy be considered in housing and neighbourhood design. Privacy at home allows space for important personal, cultural and religious practices, as well as space to connect with loved ones and family members. Privacy means that home can be a place of retreat and relaxation, whereas a lack of privacy can mean a home environment does not feel safe or secure.

23. Additionally, NPHS Te Waipounamu notes that it is important to consider how housing developments can support crime prevention. There are a number of Crime Prevention Through Environmental Design (CPTED) principles that can be included in housing design, such as ensuring that windows and doorways look out on public spaces and the street, making sure trees and shrubs do not block the street view, and ensuring there is appropriate lighting on the street and footpaths.<sup>14</sup>

### **Climate Change Resilience**

24. As NPHS Te Waipounamu noted in response to the Kaikōura District Council's Long-Term Plan, climate poses significant threats to health and wellbeing outcomes.<sup>15</sup> Additionally, we note that climate change poses significant challenges and constraints to future development in Kaikōura District.

25. NPHS Te Waipounamu supports Kaikōura District Council's commitment to ensuring development in the Kaikōura District is resilient to climate change and that development on flood plains are avoided.

26. NPHS Te Waipounamu additionally supports Kaikōura District Council's commitment to protecting highly productive land from inappropriate development. We recommend that Kaikōura District Council consider actions that can support this commitment within their current action plan schedule. NPHS Te Waipounamu notes that productive land on the Kaikōura plains has frequently been split into smaller lots, making it ineffective for farming. Local food security and the sustainability of agriculture in the Kaikōura District is critical to consider in the context of climate change resilience and community health and wellbeing.

27. Figure 4 shows how climate hazards can cause health and wellbeing impacts in a variety of ways and through different pathways. Kaikōura District Council can lessen the impacts of climate hazards on the health and wellbeing communities by building resilience into the pathways within Figure 4, for example through avoiding development in flood prone areas, supporting the development of healthy and climate-resilient homes, and protecting highly productive soils.

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<sup>14</sup> Ministry of Justice (2005) National Guidelines for Crime Prevention through Environmental Design in New Zealand: <https://www.justice.govt.nz/assets/cpted-part-1.pdf>

<sup>15</sup> Te Mana Ora. 2023. Climate Change and Health in Waitaha Canterbury: A scoping and profiling report to inform Health Impact Assessment. Ōtautahi Christchurch: Te Whatu Ora, Te Mana Ora, National Public Health Service. Accessed from: <https://www.cph.co.nz/wpcontent/uploads/ClimateChangeHealthWaitahaCanterbury.pdf>

28. NPHS Te Waipounamu also encourages Kaikōura District Council to consider development that supports active and sustainable transport in order to reduce carbon emissions. Within the review of existing and future roading infrastructure and development of new roads, it is recommended cycle lanes and amenities to support micromobility are included within this to support physical activity and reduce carbon emissions.

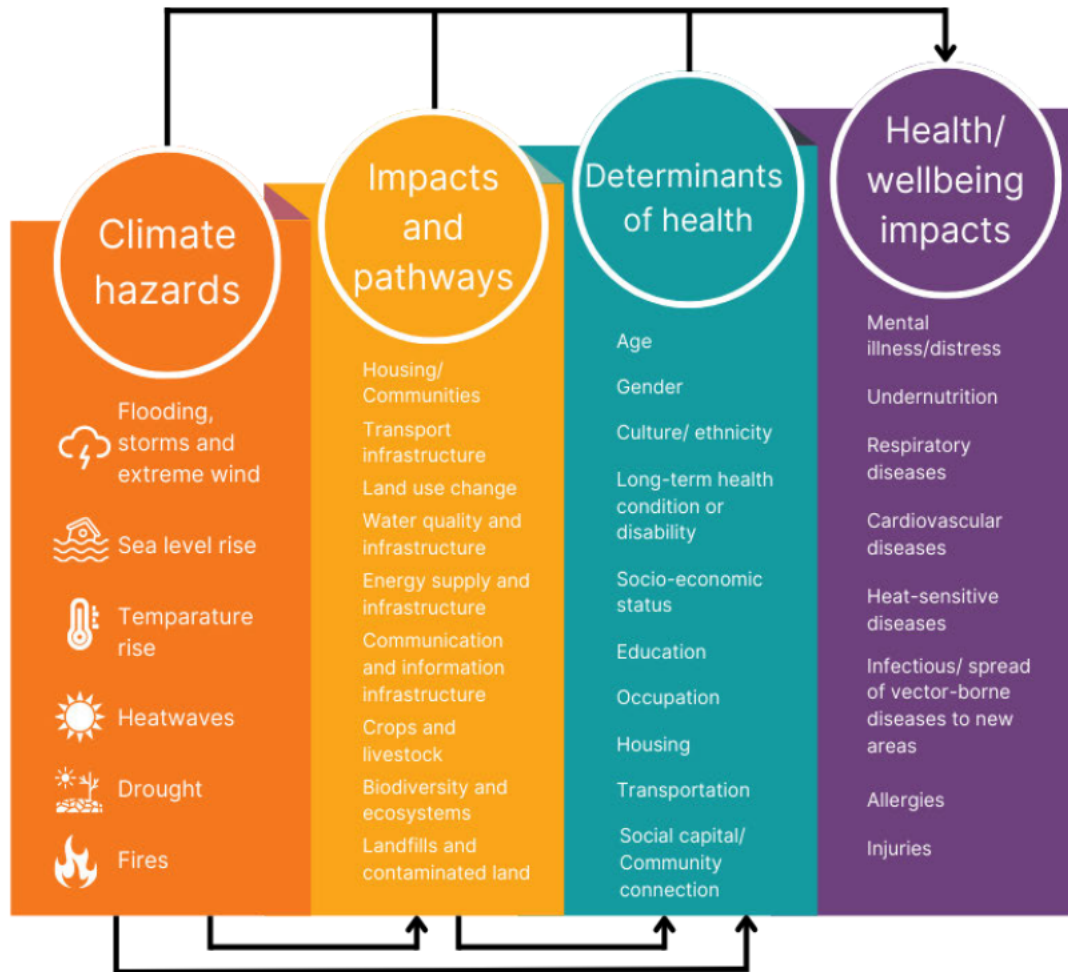


Figure 4: Direct and indirect effects of climate change on health and wellbeing

## Conclusion

29. NPHS Te Waipounamu does not wish to be heard with respect to this submission.

30. Thank you for the opportunity to submit on the Kaikōura Spatial Plan.



Ngā mihi,



**Vince Barry**

Regional Director  
National Public Health Service  
Te Waipounamu Region

**Contact details**

Cassie Welch

*For and on behalf of NPHS Te Waipounamu*

██████████  
████████████████████



### What is the Draft Kaikōura Spatial Plan and why is it important ?

The Kaikōura Spatial Plan sets out how and where the Kaikōura district should grow and develop over the next 30 years.

The extended time frame allows the district to proactively address and plan for anticipated changes, ensuring that any development growth aligns with the values and aspirations of the community.

The Kaikōura Spatial Plan will play a crucial role in shaping future land use patterns and guiding decisions relating to new zoning within the Kaikōura District Plan.

The Plan will be used not only to inform local initiatives but will also have potential to influence regional and central government investment decisions.

### What do we want your specific feedback on?

The Draft Spatial Plan provides a 30 year vision of planning of the Kaikōura Township and surrounding Kaikōura Flats. It identifies areas for future development and intensification.

Do you agree with the initial proposal? What are your thoughts and ideas around the way forward for the Draft Kaikōura Spatial Plan 2024?

### Time frames for the consultation:

12th September 2024 - 12.00pm	Consultation period starts
18th October 2024 - 5.00pm	Consultation period closes
Hearings/Deliberations	November 2024

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If you run out of time you can save the form as draft and comeback and finish it at any time before 5.00pm 18th October 2024

#### A. Submitter Contact Details

**First Name \***

Meri

**Family Name \***

Wichman

**Contact Phone Number \***

[REDACTED]

**E-mail Address \***

[REDACTED]

**Organisation (if applicable)**

[REDACTED]

**Address \***

[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

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## B. Draft Kaikōura Spatial Plan 2024

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### Description

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- \* The vision
- \* Types and sizes of land uses, including locations for them
- \* Spatial Plan layers at pages 21 - 24
- \* Implementation and staging

### Are you a local resident or business owner?

Please select one option by clicking on it

- Yes  
 No

### Do you support the Draft Kaikōura Spatial Plan 2024?

Please select one option by clicking on it

Yes

No

**Would you like to make a comment about the Draft Plan?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

I see the Draft Plan has Papakāinga at No. 2 priority and I would like to be involved in communications with Council and more information along with timelines how this is going to be implemented into the plan.

PLEASE NOTE FOR ADDRESS: I LIVE IN HASTINGS HAWKE'S BAY AND HAVE GIVEN THIS ADDRESS;

WE HAVE ALSO CONNECTED TO OUR BLOCKS IN MANGAMAUNU TOWNSHIP BLOCKS: 7B, 11B, & 13B2 THEREFORE I HAVE GIVEN THIS ADDRESS TO SPEAK FROM. 65 STATION RD, HAPUKU

**Are there any changes you would like to see made to the plan? If so, please explain why?**

Share your Draft Kaikōura Spatial Plan 2024 Feedback here

Yes, by placing Papakainga at the top of the list and making this a priority.

**Would you like to present your feedback in person at a hearing?**

Yes

No

**Would you like to be informed of the next steps and decisions?**

Please select one option by clicking on it

Yes

No

---

## Option to upload a file

**Feedback File**

If you have your feedback in a separate document you can upload it here.

KAIKOURA SPATIAL SUBMISSION SEND.pdf

81.61KB

**Thank you for taking the time to share your feedback and ideas.**

**What happens next?**

- Council will read and consider all submissions and feedback. Please clearly state if you wish to speak in support of your submission and note that any submission made will be available to the public.
- Hearings and meetings on the Draft Kaikōura Spatial Plan 2024 will be open to the public. Dates TBC after closure of the consultation period.

SUMBITTED BY: MERI TE HIKARANGI WICHMAN

OCTOBER 18TH

RE: KAIKOURA DISTRICT COUNCIL SPATIAL PLAN SUBMISSION

IMPORTANCE FOR PAKĀINGA DEVELOPEMENT TO BE A PRIORITY IN THE KAIKOURA MANGAMAUNU DISTRICT.

## TE HOKINGA MAI-THE RETURN HOME

*Mō tātou, ā, mō ngā uri ā muri ake nei – For us and our children after us*

Papakāinga is a priority for Māori whānau in Kaikoura, now and in the future, working with Kaikoura district council we aim to achieve and accomplish these aspirations, with whānau Tangata whenua, the people of the land who wish to build affordable housing not only for kaumātua but also for the younger families enabling whānau to connect to their rightful place on the whenua that has been left for us by our Tipuna.

Tāngata whenua of the land should be given access to build and develop homes, Papakāinga, Hou ora ( places of wellbeing) on their whenua, allowing access and connection.

We are all aware of the unaffordability of housing and lack of housing around the country including Kaikoura especially, as we see large unaffordable homes being built by developers taking advantage of the market in the area, making it unaffordable for those who want to return home to their whenua in Kaikoura. Urgency is imperative and detrimental to the current and future generations . The time is now.

## BARRIERS NEED TO BE MOVED IN ORDER TO BUILD

To enable Māori to build on whenua. Looking at the 1 house in 2 ha and 1 house in 4 ha in certain rural areas makes these aspirations for whanau Maori unattainable. Considering the land has been left bare for 100 yrs and more. has not been utilised in the past by whānau themselves only by local farmers taking the opportunity to utilise the unoccupied whenua with their livestock without a lease.

We would like Council to improve planning regulations and practices to better enable. Planning restrictions, lack of infrastructure are barriers that need to be addressed.

Papakainga development on whenua Māori This should include a wide variation in the geographical scope of Papakāinga rules and the “activity status” of Papakainga. This should include education, health, cultural and commercial uses. The broader definitions align more closely with traditional concepts of papakāinga and should not be narrowed down to Māori land but also include Māori owned general land. Maori housing plans need to have flexibility to move with which whānau and rōpū are comfortable. However

Developing a papakāinga on whenua is a way to help whānau with quality affordable housing and to provide ongoing accommodation and/revenue for future generations.

Papakāinga also reflect a whānau support system-the Kāinga are more than physical structures. They provide opportunities for whānau to strengthen connections between generations, reinforce cultural and spiritual identities and revitalise Te Reo Māori.

#### POSITIVES:

Papakāinga planning and improved rules can help unlock the housing potential of whenua Māori. This would also help local authorities meet local housing demands by increasing the supply of developable land. Creates employment, development and much more.

#### TRADITION-

Māori and their culture and traditions with their ancestral lands, water, sites waāhi tapu and other taonga.

Traditional Māori culture is closely linked with the environment settlement originally it was traditionally located in close proximity to the abundant food resources such as waterways, salt and fresh water fishing areas and shellfish gathering areas. These settlements traditionally included marae which served as a focal point for daily life. It is important to Māori, therefore, that this tradition is able to continue in order to meet spiritual and cultural aspirations. Papakāinga is the development of housing generally for Māori people on Māori Land. The ability to live on traditional lands in Papakāinga developments is seen as a way in which Māori will be able to maintain and enhance culture and traditions.

The District Plan should specifically provide for Papakāinga (Māori Housing) as a District Wide Activity on Māori Land. Objectives, Policies and Methods should be designed in a flexible manner to encourage sustainable use of land and resources by enabling services such as accessways, water supplies and package sewage treatment plants to be used by multiple dwellings over time as needed. However, this should not preclude the development of single home sites if this is wanted by the owners.

Papakāinga development on traditional Māori Land should be considered on land identified as Māori Land under the Te Ture Whenua Māori Act 1993. However it is recognised that a number of land titles were taken by the Registrar as a Status Declaration under Part 1 of the Māori Affairs Amendment Act 1967. This Act allowed for the Crown to change the status of Māori owned land if it was not deemed to be 'suitable for effective use and occupation'. A number of these a number of these sites were declared General Land by the Crown between 1967 and 1973, often without the knowledge of the owners of the sites. A number of these titles have remained in the ownership of the descendants ever since, and the owners/hapū/whānau still have aspirations to live on their land.

A Section of the Plan should be designed to ensure that Papakāinga development provides for Māori who have aspirations to develop their traditional lands and to meet their housing needs and cultural aspirations.

The preparation of Development Plans can be a means to guide the development of Papakāinga. Development Plans will reflect the aspirations of the Hapū and serve as a guide for development in the future. Council should encourage the development of these plans. Although these documents will be a key factor in ensuring that Māori Land is developed in accordance with the wishes of the Hapū, Development Plans will not be included as part of the District plan. This will

enable the Development Plans to remain flexible and recognise the potential of the land and resources and the needs of future generations at all times.

Links below provide more information: Hastings District Council Papakainga

THIS IS A GOOD STARTING POINT TO READ.

Links below Include Analysis of District Plan Papakāinga

[Papakainga Development | Hastings District Council \(hastingsdc.govt.nz\)](http://hastingsdc.govt.nz)

[District Plan - Operative Hastings District Plan \(hdc.govt.nz\)](http://hdc.govt.nz)

[Analysis of District Plan Papakāinga Rules \(tpk.govt.nz\)](http://tpk.govt.nz)

The guide won a New Zealand Post Excellence Award at the 2008 Local Government New Zealand conference. Since then it has been in demand throughout the country – by Māori, academics, and other councils.

INFORMATION SUBMITTED HAS BEEN WRITTEN BY MYSELF AND PARTS RESEARCHED INCLUDED

Nāku no

Nā

Meri Te Hikarangi Wichman