

DDPR_feedback_0115s	
Name	Peter Rodwell
Organisation	Elderslie
Email	[REDACTED]
Response Date	Aug 31 22
Notes	
Q1	Select the chapter you want to provide feedback on
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments
Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
	0
Q12	If you need more space, or have any other general comments, please leave them here
	Hi Rachel, Thank you for the time and candid responses to the questions. I have put what I said into words but alas was unable to "Register" on-line as the web site just kept cycling me back so I have simply written it out and attached it to this email if you would be so kind to process it. Thanks Peter Rodwell Elderslie

30 August 2022

Draft Waitaki District Plan – Feedback

from **Peter Rodwell, Elderslie**, [REDACTED] Pine Hill Rd, RD 2-C, Oamaru

In principle I find the plan a dramatic improvement on the previous plan.

Comments on sections;

Natural Features and Landscapes

Whitstone Escarpment

I would like to commend you and support very strongly the recognition of the Whitstone Escarpment as an Outstanding Natural Feature,

But would like this to include the remnants of native vegetation which is quite unique and needs protection from animals including rabbits and sheep.

The Maori rock art also needs markedly improved protection again from animals, and recognition for what it is (Waitaha “whiteboards” from their inland runanga). I don’t accept the Kai Tahu explanation that this is “just graffiti from passing Maori”. This is unfortunately Kai Tahu trying to destroy the maana of Waitaha.

Cement Policy Area

I am very pleased to see this removed from the plan as it was clearly an anomaly over an ONF. The CPA was recognised previously by the WDC in the DP for all the wrong reasons!

Weston Wind Gap

I appreciate and support the recognition of the Weston Wind Gap as a Significant Natural Feature.

Heritage Buildings

In principle I very much appreciate the significant changes made.

About 15 years ago, Historic Places Trust made a dramatic change to their approach to heritage buildings by being much more pragmatic and recognise that the people who actually saved, protected, and restored heritage buildings were actually the owners, not the HPT, government or Councils. To save a heritage building, one had to give it “a new life” as most “museums” deteriorate and die without significant funding. To this end the HPT became less prescriptive, less punitive, more negotiable. If more buildings are to be saved, protected and restored, they need to be given a new life, even if this meant some fairly significant modifications. HPT actually started sitting down with the owners and **helped** them formulate plans achieving most of the goals of the owners and the goals of HPT. Similarly, the WDC needs to make a similar change to their approach. Council Planners and Building Inspectors need to take this approach in regard to heritage buildings. The rules (in the District Plan) should recognise and express this need by being much less prescriptive and restrictive and actively seek out and consider alternative solutions as a primary rather than a secondary option.

HH R 1.

Cat 1 (A) buildings must have a stricter set of guidelines (rather than rules) than cat 2 (B) buildings. The principle however remains that the new Building Code should only a guideline for the ideal answer in heritage buildings but that alternative solutions **must** be actively sought and seriously considered by both the Council staff, owners and architects working as a team, not as opponents. I know the District Plan is a legal document but the above can be written into that if the words are chosen carefully.

This attitude may result in the loss of some heritage features but for every one lost it will probably gain hundreds including multiple other buildings not previously registered as owners will see the District Plan giving them support rather than being a barrier to registering or renovating a heritage building. The current system also elevates the costs significantly (approximately double), not only with consent fees, but builders', architects', and owners' time.

At present, the way this current plan is written means that many owners will simply let the building(s) deteriorate or resist registration rather than go through the process fighting the system with often unhelpful planners and building inspectors who simply “enforce the rules”. **To truly save heritage buildings, we need to reduce costs, time and angst!** Please rewrite the rules with this in mind!

Notable Trees

The purpose of this section is to save as many notable trees as possible but by writing a prescriptive and punitive set of “rules” simply puts people off. (An example of the over prescriptive (Tree S1. “50mm branch”).

Costs are another issue and the words “qualified arborist” or recognised WDC Contractor is referred to 6 times (in P6.1, R3, S2.1, S2.3, S3.1 and S3.3). This not only results in significant cost expectation to the owners but also risks damage to the tree(s).

We have dozens, if not over 100 registerable trees on our property. We do not and will not allow the above referred to people, make any decisions about our trees. We have seen the works of many of them and are horrified by what we see. You only have to look at many of the Memorial Oaks pruned by such people to recognise that this demand in the District Plan is unhelpful to say the least and in fact a threat to many of our Notable trees. **Rather than “arborism”, we call it “barbarism”!** I have personally had to majorly retrim and reshape a Memorial Oak on our boundary, after it was assaulted by arborists from the school of Arborism/Polytech in Dunedin. (I am on the Memorial Oaks Committee, and the work was done with their approval and agreement). Some years later the same tree had its roots on one side next to the trunk, cut off to put through an open drain (that flows the wrong way) by a Council approved contractor. We manage all our own trees (better than most arborists and certainly better than all Council approved contractors), and we will continue to do so.

To safeguard the trees (and landscape, and buildings) on our property for the future we will register the whole property under a QEII covenant which fulfils our desire and the need to protect them but allows us management rites without the rigidity and hence significant costs associated with recognition under the WDC District Plan.

If the District Plan is left as it is, many Notable Trees will NOT be registered and many that are, will simply be allowed to deteriorate and fall, rather than go through the process (and therefore time and costs) defined in the DP.

If you wish to truly save Notable Tees, this section of the DP needs to be rewritten in a less prescriptive and a more cooperative and team working way so that it becomes relatively easy, worthwhile and an honour to, register and maintain such trees.

Peter Rodwell

