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Name	Russell & Karen Gawn
Organisation	
Email	██████████
Response Date	Aug 17 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?
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Q12	If you need more space, or have any other general comments, please leave them here
	<p>To whom it may concern We wish to lodge a submission regarding the Rural Lifestyle Zoning section of the District Draft Plan. We have typed up our submission but are unsure of how to submit it via the portal. We have registered and logged in but can't find anywhere to attach the documents. Can you please advise us if we need to do any more or if emailing the documents to this address is sufficient? We have also resubmitted the submission that we first lodged on 14/11/2021. Many thanks Russell & Karen Gawn ██████████</p>

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Submission on Waitaki District Draft District Plan (DDP)

By – Karen and Russell Gawn

Date – 17/8/2022.

We are the owners of Lot 63, DP 402, address, 148 Reservoir Rd. We are pleased to note that this land has now been reinstated to the new RLZ zoning in the Draft Plan after it was proposed to rezone it to Rural land from its current Rural Residential zone in the Draft Spatial Plan. However our objection remains to this lot being included in the Rural Lifestyle zone (RLZ) and we again request the zone be changed to Residential as per previous submissions.

Our reasoning for this request is set out below. We note that this request is consistent with our submission by email dated 14th November 2021.

In general, we believe zoning similar to RLZ on the edge of existing residential areas is not helpful for long term growth planning for towns and cities. Once implemented this creates barriers to further intensification for long periods into the future as the houses are required to be built in the middle of the lots thereby locking the land in that status for generations, so the land cannot be used for any productive purpose or allow towns to grow to meet population growth. We believe for the future of Oamaru it would be wise to allow normal residential development to occur along Reservoir Road as far as No.s 163 and 170 which coincides with the current extension of kerb and channel, footpath and streetlights.

As the road is along the top of the ridge and there is already the feeling of houses along the road, the landscape appearance, both from the road and from either east or west external views, would not change significantly with more houses built along the road.

We have copied the Introduction, Objectives and Policies from the DDP below and our reasons are generally that the existing environment is not consistent with these, and is totally consistent with the Introduction, Objective and Policy for the Residential Zone.

We comment on specific elements of the RLZ provisions as follows:

Rural Lifestyle Zone Introduction

The Rural Lifestyle Zone provides rural-residential living opportunities for predominantly low density rural living, that still enables some potential for rural use. The Rural Lifestyle Zone covers areas of land adjoining the towns of Ōamaru, Weston, Kurow, Ōmārama, Herbert and Palmerston. Some opportunity is provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the zone. These areas may have particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for subdivision intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and appropriate density requirements for rural-residential development being achieved. The Rural Lifestyle Zone is not seen as an area in transition to urban activities, rather it is seen as an area that will preserve the spacious semi-rural character.

Our Comment: 148 Reservoir has services available and we do not believe there are any particular landscape characteristics or physical limitations that would prevent general residential development. We are also of the opinion that from a policy position, this limited area of Reservoir Road is already and should be seen as an area, in transition to urban activities, and has already lost some of its semi-rural character.

RLZ-O1 Purpose of the Rural Lifestyle Zone

The Rural Lifestyle Zone provides for residential activities on larger lots within rural environments adjoining Ōamaru, Weston, Kurow, Ōmārama, Herbert and Palmerston, along with rural land uses.

Our Comment: As noted above, we are of the opinion that “locking up” land on existing road and services corridors adjacent existing residential areas into RLZ type zones, is counter-productive to good long term planning for growth of towns like Oamaru. There are no rural land uses in the area around 148 Reservoir Rd and there are already existing lots well below the RLZ zone standards.

RLZ-O2 Character of the Rural Lifestyle Zone

The Rural Lifestyle Zone maintains a semi-rural character and amenity values distinct from both urban and rural zones, which:

- 1. is predominantly characterised by low density detached residential units set on spacious sites; and*
- 2. provides opportunities for agricultural, horticultural and pastoral production activities where these do not detract from maintaining a quality rural-residential environment, but provides limited opportunities for other activities; and*
- 3. retains a rural character, including an absence of curb and channelling and streetlighting; and*
- 4. has a predominance of open space over built form; and*
- 5. has an open character and provides an opportunity for a rural outlook from within the zone; and*
- 6. is an environment that has generally low levels of noise, traffic, outdoor lighting, odour and dust.*

Our Comment: Reservoir Rd in that area of #148 already has kerb and channel, footpath and streetlights. In parts there is already a feeling of built form, and the road has a reasonable amount of traffic. In our view the first part of this road north of the existing residential area lends itself well to be a natural extension of the residential area and is already partially developed in this way.

RLZ-P1 Rural Lifestyle Zone character and amenity values

Maintain the qualities, character and amenity values of the Rural Lifestyle Zone by:

- 1. achieving a low density residential environment with a built form dominated by detached residential units which, other than minor residential units, are established on their own separate sites; and*
- 2. ensuring the scale and location of buildings on sites maintain a sense of openness and space between residential units and buildings on adjoining sites; and*
- 3. ensuring that open space predominates over built form on every site; and*
- 4. retaining the open character and outlook from sites to rural areas through managing boundary fences, including height, visual permeability and materials; and*
- 5. ensuring that there are low levels of noise, outdoor lighting, dust and odour; and*
- 6. providing for rural activities on larger sites, where adverse effects are able to be internalised within the site; and*

7. providing for a more limited range of services within the zone than would be available in Residential or Rural Zones, with limited opportunities for activities other than those ancillary to a residential or rural activity; and

8. ensuring any activity: a) has a built form and scale of activity consistent with the rural lifestyle character and amenity values of the zone; and b) does not result in adverse effects which are incompatible with the character and amenity values of the Zone.

Comment: As noted above, it is our opinion that this area of Reservoir Rd does not generally comply with this policy and consider that it already complies with the Residential Zone Objectives and Policy.

In Summary we submit that the RLZ zoning for our property at 148 Reservoir Rd is not suitable for either the future growth of Oamaru and, as we have previously submitted, we strongly request the zoning be changed to Residential. We would support this applying the other properties fronting Reservoir Rd as far north as No.s 163 and 170 where the footpath, kerb and channel and streetlighting already exist.

Submission regarding the rezoning of 148 Reservoir Road, Lot 63, DP402 CT:7D/1229 – currently zoned rural residential to rural under the draft spatial plan.

We strongly oppose the rezoning of Lot 63, DP402 from rural residential to rural. The reasons are as follows:

1. Under the draft plan this land is wrongly considered highly productive. We have owned this block of land for 18 years and it hasn't produced anything, in fact we have to work hard to ensure it does not become a fire risk situated on the town boundary. It has been deemed to be highly productive using outdated regional council soil maps as stated by your representative at the Scottish Hall on 2nd November. The block is 3.6050 hectares, it is highly uneconomic, and sits within a fully developed rural residential area adjacent to the town boundary.
2. The land is dry and north facing. When we purchased the land it was connected to the town water supply. We have recently built a new house on the land and as part of our building consent we have been put on a restrictor. Therefore water for stock would be limited.
3. This block of land fits into many of parameters of land that the WDC is considering rezoning into residential. – see Reference 25 and 30 – which states “ undertake a review of minimum lot sizes in rural residential zone to support more efficient land use **where productive farming opportunities have already been compromised**”
4. See page 61 – Rural residential and the Bushy Beach Road. “This area has been identified as market attractive and features high natural amenity with its elevated coastal views and proximity to the town centre”. We have elevated mountain views, are highly market attractive and the last of the north/northwest facing slope. The land is close to the town centre and in one of the most desirable areas of Oamaru.
5. We gained permission from the WDC and have completed connection to the town waste water system at our own expense and are fully serviced with the town water scheme. Thus proving the ease of connection to the town services.

We have previously submitted 2 requests to the WDC regarding changing the zoning to residential under the 20/30 plan:

1. See attached email dated 1/2/2016 which was submitted via Mike Searle – who at the time was the WDC Senior Planner. His brief in his job capacity was to approach owners of land on the town boundary that was suitable for subdividing, to find out why it hadn't been subdivided. Apart from the reply from Mike on the 1st February we received no further communication.
2. After continuing to receive requests from members of the public to purchase sections from us (not hectare lots) we then submitted again requesting higher density sections, see email dated 13/8/2019. We received an automated response stating “thank you for your feedback. We will respond to your email in due course” – **we're still waiting for any further communication.**

In conclusion we are strongly opposed to the draft spatial plan to rezone 148 Reservoir Road, Lot 63, DP402 CT:7D/1229 – currently zoned rural residential to rural. Our reasons are summarised below. We strongly submit, again, as per our previous 2 submissions that this land fits all the criteria to be rezoned residential. We do not understand the rationale to rezone to rural. Again we will vigorously oppose this.

- Sits on the town boundary
- Easily connected to town services as proven by our new house project
- Absolutely fits into the desirable land category, as proven by the number of phone calls we get regarding selling land, and it's one of the last pieces of undeveloped land in this area
- Landlocked between town boundary and rural residential development

- The land is a non-productive unit and has been for the 18 years we've owned it. It can't be irrigated, sprayed or intensively farmed due the proximity of the built-up area
- Block is northwest facing so dries out quickly, sits on virgin clay subsoil with minimal topsoil
- There are street lights, footpaths and it is located within a 50km/h speed limit.

We request a response.

Russell & Karen Gawn