

DDPR_feedback_0058s		
	Name	Graeme Isbister and Warwick Scott Graeme Isbister and Warwick Scott
	Organisation	
	Email	██████████
	Response Date	Aug 30 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	



August 2022

Waitaki District Council  
Private Bag 50058  
Oamaru 9444.

**RE: DRAFT DISTRICT PLAN SUBMISSIONS.**

**Sites and areas of significance to Maori**

Submissions to Proposed Draft Plan considerations.

(A) Objectives

SASM-01

No Co-governance should take place. Waitaki District Council to make all planning decisions.

SASM-02 (1)

Should be covered in the District Plan doesn't need any Mana-Whenua input.

SASM-05

Not over Freehold title where there is no Crown riparian strip or "Queens Chain".

(B) Policies

SASM-P1

Only verbal hand down word of mouth detail, not factual information that has been documented.

SASM-P2 (1)

Waitaki District Council to make all decisions under the conditions of the District Plan. Mana Whenus should not need to have any involvement.

SASM-P3 (3).

Who pays for Noxious weed control in these proposed areas.

SASM-P5 (1)

What distance is "close proximity"?

SASM-P9

Not over freehold titles with no "Queens Chain".

(C) Rules

SASM-R2 (PER-1)

Should be a percentage of the land title as is at present.

(PER-2)

Leave height as exists in Current Plan.

## B) General Rural Zone Objectives

### GRUZ RULES

#### GRUZ-R1 (PER-1)

What type of "Goat" is referred to, as the farming of Cashmere/Boar Goats for meat and fibre as well as milking goats is an Existing Use within this Zone.  
Remove the word goat as a farming activity that is not allowed.

#### GRUZ-R2 (PER-3)

This clause needs to be removed totally from the proposed District Plan conditions.

#### GRUZ-R8 (PER-1)

Leave this condition as it is in the current Plan i.e. 5 persons. Are additional Rates to be contributed for this visitor accommodation scenario relative to an individual residential Dwelling. Should be rated higher if used for visitor accommodation.

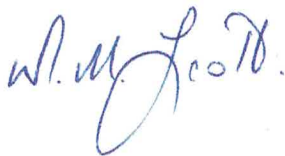
#### GRUZ-R10 (PER-2/2 and 3/2)

The Rural Zone is a farming zone which Lifestyle block holders should recognize when moving into this zone as to rural activities. The disposal of effluent to be within 100 metres of a residential unit on any other site, not 500 metres as suggested.

#### GRUZ-R15

Activity status should be "not permitted" instead of "controlled".

Yours faithfully



**W M Scott**  
Registered Valuer  
ANZIV, SPINZ



**G A Isbister**  
Registered Valuer  
ANZIV, SPINZ

August 2022

ATTENTION:

Waitaki District Mayor.  
Waitaki District Councillors.  
Waitaki District Council Planners.

## **RE: WAITAKI DISTRICT PLAN REVIEW.**

### **RURAL ZONES.**

Graeme Isbister and Warwick Scott are long established Registered Property Valuers with extensive knowledge and experience in the Waitaki District.

In reference to the draft plan we **strongly recommend** the following practical changes.

- (1) **Minimum subdivision in General Rural Zone needs to be greater than 20 hectares.**

Timaru District Council and Dunedin City Council both have minimum subdivision on productive Rural areas set at 40 hectares.

**Waitaki District Rural G Zone also needs to be 40 hectares with subdivisions in the Rural Scenic Zone to go to 100 hectares.**

#### **Rural and Scenic Zones.**

The smaller the block the less productive they become.

Future generations are being denied the opportunity to economically farm highly fertile, productive land with particularly concerning examples occurring on Gardiners Road, Thousand Acre road, Roundhill Road, Happy Valley Road, Waianakarua Road, Springfield Road and Waiareka Valley road.

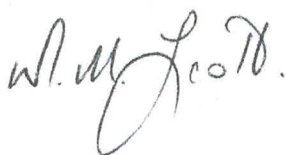
Further, recent irrigation developments/investments are most cost effective on larger land areas.

- (2) The Waitaki District Council has future proofed irrigation and primary/horticultural production in the region by investing in NOIC and KDI, yet allowing mindless land subdivision on North Otago's most highly productive soils.
- (3) Subdivision of surplus existing dwellings to be allowed of land areas at less than 40 hectares (4 hectares currently) at the discretion of the Waitaki District Council on a "case by case" basis.  
Any dwellings constructed after the District Plan becomes Operative (or at a date prior) shall be subject to the 40 Hectare Subdivision rules.

- (4) Subdivisions less than the set area (40 Hectares) maybe considered via a specified departure to the District Plan, with consideration given to location and landscape, contour and soil class, etc. at the discretion of Waitaki District Council.
- (5) Waitaki District Council need to set up more Rural Zones (like the previous Waitaki County Council had). i.e. Rural A, B, C, D and Scenic Zones) which took into account the land classes, distances from services, soil types etc, not like our current Rural G Zone at present which encompass too many diverse areas in the one Zone.
- (6) Subdivision of land for utilities to be the discretion of Waitaki District Council.
- (7) Need to stop "blanket" Carbon forestry development in Rural G and Rural Scenic Zones.
- (8) **Rural Residential Lifestyle Zone needs to permit subdivisions of less than 1 hectare. Suggest 4000 square metres. (The imperial acre)**  
This again will prevent the huge waste of land being occupied by people who want to reside outside urban areas but struggle to maintain a full hectare of land. 4000 square metres would still provide a semi-rural environment reducing the land area waste in this zone. Also need to be aware that subdivided areas in this Zone should not get too small or reticulated sewerage services, etc, may need to be provided.
- (9) **No intensive Residential developments should be permitted in the Rural Scenic Zone.**  
Areas around Waitaki lakes and sensitive natural feature land areas also need to be protected to assist the retention of natural environments and public access for future generations rather than allowing a minority to occupy strategic lake side frontage, and maybe in the future further subdivide these granted freehold titles that were originally Pastoral lease titled areas which were given freehold status on Tenure reviews.  
Also, no intensive land use with animals to be allowed in the Rural Scenic Zone.  
Rural Scenic Zone subdivisions to be no less than 100 Hectares.

If further information or clarification is required around any of the above points, please advise us and we will be happy to assist.

Yours faithfully



**W M Scott**  
Registered Valuer  
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