

DDPR_feedback_0165s	
Name	Hayley Kennedy
Organisation	
Email	████████████████████
Response Date	Aug 19 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

Feedback in relation to Discretionary activities within the General rural zone

GRUZ-18 Industrial activity

GRNZ-19 Service Activity

GRNZ-20 Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity.

Consent sort, for any of the above, either under the guise of designated sites.

Where the application, does not relate directly to the designation.

I refer WDC, to a consent obtained by NWL 201.2106.807 (under the existing plan) for the establishment of a utility storage and servicing facility on a site on Parsons road, legally described as Lot 3 DP 475532 (4.3577Ha)

Originally lodged with an additional phase 3 development, of a large commercial administration block. This phase 3 was later withdrawn.

Consent for this block was subsequently surrendered, as part of NWL consent application 201.2018.1089 for Lot 2 475532. General (2)

My involvement in this process under limited notified, has made me acutely aware of the importance of consultation around establishing a new district plan moving forward.

Businesses/utilities requiring a site for storage and servicing facilities belong at the Oamaru business park. The general industrial zone “recognises and provides for a range of ancillary and other activities that are generally compatible with, and not sensitive to, the adverse effects generated by industrial activities”, “result in a lower level of amenity...and can generate adverse effects beyond their sites”

The intention in this past situation was to utilise cheap rural land on the rural residential interface rather than to use more suitable industrial zoned land to the North of Oamaru

GIZ-02 ( 1-5) Character and qualities of the general industrial zone

GIZ-S2 vs GRUZS3 Giving substantially better use of ground with a much higher permitted building coverage. As oppose to using a site with high quality soils in the rural general zone.

Location of the industrial zone is such that natural hazards have been assessed and are minimal.

NWL currently utilise a site Lot 2 475532, currently as a base for their Abourist services. This site is currently underutilised.

Consent for a storage yard and servicing facility in the future on block 3 should not be accepted by the council under the guise of designated land as a electricity distributor. It does not fit with the direction of the Proposed district plan.

I make this 'feedback' on the basis of no information available on designations as part of this consultation process.

"Designations to be addressed at the proposed district plan stage"

My Name is Hayley Melton owner occupier of 419 Parsons Road, Oamaru

Legal description Sec 148 BLK III Oamaru SD-Ardgowan settlement.

I propose that the zoning of this property is changed prior to the release of the draft plan

Currently zoned Rural General

This mapping template has been overlaid from the existing plan onto the proposed district plan.

The current boundary for the proposed rural lifestyle zoning runs all the way down Parsons Road before deviating up Twins road. Leaving only 1 lifestyle property falling into the rural general zoning.

My property is an existing lifestyle block 4.5831Ha in size, this size was dictated by its geographical situation, being boundaries on all three sides by connector roads. This title being registered in 1981.

This property is the only one in the area sandwiched on the rural lifestyle /rural general interface

Currently referred to by council providers Quotable value as a lifestyle section.

This current lifestyle block will never be likely to form part of a larger productive rural holding due to its isolation.

As per the 'operative district plan map' it is easy to see that the southern portion of Parsons road (except the for mentioned block) already comprises of smaller rural residential holdings of various sizes. And there are a handful of other residential properties surrounding this block in all directions.

This property will not meet the envisaged residential site density as defined in GRUZ-S1 (maximum density of residential units....one per 20ha of net site area)

It does however meet RLZ-02, character of the rural lifestyle zone.

I have lived at this property for over 25yrs.

During this time the land has not been able to provide me with a liveable income, I have been required to work full time. Instead as per RLZ-02 (2) provided me with a "lifestyle", being a few farm animals.

Rezoning of this block will not change its current character or function.

Rezoning will allow for potential low scale subdivision. In a manner consistent with the area's anticipated character and amenity values

The property has suitable roading infrastructure, close access to power and water connection to the Weston scheme, and I believe the Weston sewerage scheme ends in close proximity to the substation on the Weston corner of my property, as a rural lifestyle block I would like to join this given the opportunity.

Subdivision of this block would be both accessible and sunny. As close to local amenities of school/church/community hall/shops and sports facilities as current rural lifestyle blocks further down Parsons Road, due to its proximity to the main Airedale road

As I age, subdivision would allow me to remain in my existing home while downsizing the land. Allowing me to continue to enjoy the areas current character and amenities as I have always done

Your consideration of this zone change is appreciated.

Regards

Hayley Melton