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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?
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Q12	If you need more space, or have any other general comments, please leave them here
	Please find attached my submission to the Waitaki District Draft Plan. from Jill Corson Consulting Landscape Architect and Urban Planner

## Waitaki District Council Draft Plan

### Submission

from

Jill Corson,

■ Te Karita Road, Moeraki.

### Coastal Environment (CE) Overlay

*Recommendation:* Reconsider Coastal Environment (CE) Overlay as mapped on the Draft Plan to be more inclusive of the totality of the Waitaki coastal environment. In the Draft Plan the CE excludes large areas that are an integral part of the coastal landscape. Narrow disconnected and seemingly arbitrary fingers of land have been outlined to define the CE in the Draft Plan maps. Coastal landscapes are environmentally as well as visually coherent wholes and should ideally be managed as such. The limited and fragmented definition of the CE in the Draft Plan will, in my view, prohibit achievement of the Objectives and Policies that have been stated for these areas.

*For example, in the Moeraki environs:*

- Land alongside the road to the Moeraki lighthouse is not included in the CE despite its importance as tourist route to the iconic lighthouse and Katigi Peninsula and despite the special sea views and influence of coastal conditions on the character of the land.
- The Draft Plan shows the CE overlay to include land to east of Te Karita Road to the top of an escarpment with some fingers of land to the west of the road. These “fingers” of CE overlay in the draft maps to the west of Te Karita Road are not only a puzzle to justify but as they are in private ownership are unlikely to influence beneficial change to the wider coastal area.
- I believe the whole of the Moeraki Peninsula, the settlement and rural land between the SH1 to the coastline and to Katigi Peninsula and the lighthouse should be included within the proposed Coastal Environment Overlay.
- If all land to the east of SH1 were included within the CE, the objectives and policies for the coastal landscape would more reliably be achieved. Such a revision would also support the development of a strategic vision or plan for sustainable development of Moeraki – such a strategic vision or plan is, in my view, required urgently. With a strategic plan supported by a more comprehensive and coherent CE, Moeraki could become a more distinctive and attractive place for people to live in and visit and the currently degraded landscapes restored and nurtured.

*From Hampden to Shag Point:*

- In some areas along SH1, where the landform to the west closes in on the highway (such as along Katigi Beach) it would also be beneficial to include this land to the skyline within the CE.
- The skyline above Shag Point and west of SH1 along Katigi Beach is currently dominated by plantation forestry which diminishes wider coastal landscape values. If this land were part of the CE, controls could be set to limit scenic degradation of the Shag Point, Katigi Beach coastal landscapes.

*Note:*

- While I am recommending here that the CE overlay - particularly as has been proposed in the Moeraki area - would benefit from being more inclusive of the wider coastal landscapes, data from intervisibility analyses from key public viewpoints such as along the main highway could be utilised to define areas invisible to the wider public. For these areas different development rules could apply.

Jill Corson

Landscape Architect and Urban Planner

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August 2022