

DDPR_feedback_0131s	
Name	Ken and Jan Wheeler
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
	WDC 31 Aug 22Submission to District Plan Review
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
	1. Ken and Jan Wheeler's Submission 2. Jan Wheeler's Submission on Areas and Sites of Significance to Maori 3. Jan Wheeler's Submissions on Four General Chapters Thank you for your careful consideration of all of our submissions . Kind regards Jan Wheeler

**Waitaki District Council Draft Plan Review - Submissions closing 31 Aug 2022**

**From**

Ken and Jan Wheeler

██████ Hampden -Palmerston Rd

2RD Palmerston

Otago 9482

Email ████████████████████

Phone ██████████

**Submission – Strongly oppose**

Sites and Areas of Significance to Maori

**-Re Mapping Overlay over Privately owned Freehold Property at**

Hampden-Palmerston Road

Hampden-Palmerston Rd 9482

Lot 3 DP 331190

**Sites and Areas of Significance to Maori- re Map overlay 116705**

1. We are totally opposed to this blanket Maori Overlay over our Privately owned 5.082 Hectare of Freehold Property.
2. We want this Maori Blanket Map Overlay - removed from our 5.082 Ha of Freehold Property in the WDC Proposed New District Plan .
3. The existing operative WDC District Plan covers Maori Interests adequately.

**We would request WDC Councillors and Planning Staff to take the following action:**

1. Remove this Blanket Maori Map Overlay form our 5.082 Ha of Freehold Property in the Proposed new District Plan
2. We ask for the complete removal of the "Sites and Areas of Significance to Maori" section and replacing it with the "Takata Whenua Values" Chapter of the *Existing* district plan, which gives all necessary recognition of Maori heritage and fulfils the requirements of the **Resource Management Act 1991, which is still the relevant law.**
- 3.To narrow down the Sites and Areas of Significance to Maori to specific identifiable sites and list them in the **Existing District Plan** and cut out the 'general brushstroke areas 'presently Mapped as this is very distressing to WDC ratepayers who are affected residents, land and business owners.

Thank you for your consideration of this submission, in the interests of keeping a democratic future for Waitaki District and NZ.

DDPR_feedback_0132s	
Name	Jan Wheeler
Organisation	
Email	
Response Date	Aug 30 22
Notes	
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Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
	WDC Plan Review Aug22, Gen Submission, Maori Sites
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments
Q9	Objective/Policy/Rule/Standard reference:
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## Waitaki District Council Draft Plan Review - Submissions closing 31 Aug 2022

### From

Ken and Jan Wheeler

██████ Hampden -Palmerston Rd

2RD Palmerston

Otago 9482

Email ████████████████████

Phone ██████████

### Submission – Strongly oppose

Sites and Areas of Significance to Maori

**-Re Mapping Overlay over Privately owned Freehold Property at**

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Hampden-Palmerston Rd 9482

Lot 3 DP 331190

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Thank you for your consideration of this submission, in the interests of keeping a democratic future for Waitaki District and NZ.

## Waitaki District Council Draft Plan Review – Submissions closing 31 Aug 2022

### From

Jan Wheeler  
2RD Palmerston  
Otago 9482

Email- [REDACTED] Phone – [REDACTED]

### Submission on WDC District Plan Chapter- Sites and Areas of Significance to Maori

1. 50x listed Sites and Areas of Significance to Maori in Waitaki District .
2. The Full Chapter of Sites and Areas of Significance to Maori - **Objectives and Rules**

### Submission 1. -Strongly oppose

**Objective SASM-01 - Co-governance and Kaitiakitaka** for the following reasons:

'The **Co-governance** of mana whenua over their significant sites and areas is recognised and they are able to exercise **kaitiakitaka** over these areas .'

While this represents the aspirations of Labour's Maori caucus, it has not been enacted in law!

**Co-governance** in the case of the **NZ Govt Plan for Three Waters** and the **Waitaki District Council Plan Review** is unable to truly reflect a fair representation of the interests of the majority of Ratepayers, and also **fails to provide accountability for failure ,for cost and for delivery.**

In this situation for WDC – **Co-governance of listed and Mapped -Areas and Sites of Significance to Maori** leaves the public ratepayers ,without a democratic process through which Maori Representative appointments are made ,for decision making , so there is no ability to remove those who fail to make fair and just decisions.

The individual interests of **Mana Whenua Representatives** involved in these decision making processes, highlight the risk of other Commercial interests, hiding behind the **co- governance** model. **Conflict of interest** is then possible.

The failure to expose conflicts like these ,and the inability of the co-governance model to enforce accountability ,should be alarming to all Waitaki District Councillors, Staff and Ratepayers. Co-governance creates two layers of costs, bureaucracy and rules for WDC and Ratepayers.

In upcoming Council Elections ,it is essential we support those Councillors who are pushing back against the Co-governance agenda, and standing up for equal representation, regardless of when we or our ancestors arrived in New Zealand.

Co-governance does not deliver better outcomes for anyone and limits accountability for all New Zealanders.

**NZ Govt -Co- governance model ,leaves the Public without a Democratic Process** and do we want this 'co-governance scenario set' in Waitaki District Council Plan Review.

### Submission 2.-Strongly oppose

**Policies SASM-P1 – Identification of Wahi Tupuna on WDC land area - Overlay Maps** because of the '*large brush-stroke scale*' of the areas and sites identified to be of significance to Maori .

In my opinion it would be clear and reasonable to identify specific Maori sites and **not** 'large general brushstroke areas' – eg. All land and houses from SH1 East to the sea - from Shag Point through Moeraki Peninsula to North of Hampden Village .

The Areas and Sites of Maori Significance in the WDC Draft District Plan – **includes 34,996.80 Hectares** of private freehold land including houses and businesses over the Waitaki District -including areas of Lake Ohau, Waitaki, Kurow, Shag & Kakanui Rivers. Wide areas around Waiareka ,Awamoko, Trotters & Watkins Creeks plus whole townships. This includes **5,979 Legal parcels of land**, and **1,678 individual property owners**.

Residents and land owners from Shag Point to Moeraki and Hampden- East of SH1 , all have '**Map overlays of Wahi Tapuna**' – Sites and '**large brushstroke Areas**' of Maori Significance Mapped over their properties in the WDC Draft District Plan . Areas of Kakanui sea-side village houses and land and Waianakarua private land and houses alongside the Waianakarua River are also affected .

Many of these local people who have land and houses covered by Wahi Tapuna - are very worried about the scale and consequences of these 'large general brushstroke Map Overlays covering their properties' but are **too afraid to Submit any objections** to the WDC Draft District Plan for fear of future reprisal and consequences .

Why has this radical change in the WDC district plan been presented , when it isn't required by any current legislation of the Government? **The relevant law is the Resource Management Act of 1991**, under which the existing district plan was adopted ten years ago. Waitaki complied with the law by inserting Part 2, Chapter 1, "Takata Whenua Values" into the **existing district plan**.

**This Part 2 Chapter 1 includes the right of Ngai Tahu to guardianship** over the Waitaki environment, guarantees the right of consultation when it's values may be affected, and requires applicants for resource consents that may affect Maori values to consult with Ngai Tahu. But the objectives are general, and no specific areas are mapped.

The Existing District Plan does not give Ngai Tahu co-governance over land use.

**I would request WDC Councillors and Planning Staff to take the following action:**

1.Remove the word **Co- governance** from the WDC District Plan Review Document as the **Waitaki District Council Plan Review** is unable to truly reflect a fair representation of the interests of the majority of Ratepayers, and also **fails to provide accountability for failure ,for cost and for delivery if co – governance remains**.

2. Remove the **Wahi Tapuna -'Sites and Areas of Significance to Maori'** Section/Chapter and replace it with:

**The 'Takata Whenua Values' Part 2 Chapter 1**. of the **Existing WDC District Plan**, which gives all necessary recognition of Maori Heritage and fulfils the requirements of the **Resource Management Act 1991, which is still the relevant law**.

**Add to the WDC Existing Plan** narrowed down **Sites and Areas of Significance to Maori** – to 'specific identifiable sites' and cut out the 'general large brush stroke areas', totalling 34,996.80 Hectares of Waitaki

district area presently Mapped ,as this is very distressing to WDC Ratepayers who are affected residents ,land and business owners.

Thank you for your consideration of this submission, in the interests of keeping a democratic future for Waitaki District and NZ.

## Waitaki District Council Draft Plan Review – Submissions closing 31 Aug 2022

Jan Wheeler  
2RD Palmerston  
Otago 9482

Email [REDACTED] Phone [REDACTED]

### Submissions on Four WDC Chapters to follow:

1. **General Rural Zone - GRUZ**
2. **Subdivision – Rural General Zone**
3. **Rural Lifestyle Zone -RLZ**
4. **Infrastructure – INF**

#### 1. **General Rural Zone -GRUZ**

I **Support** One dwelling per 20 Hectares for Residential density ,Minor 80m2 floorplan and less residential units would presumably be single persons /workers home units.

**Carbon Forestry -Support** that Carbon Forestry in Waitaki District definitely needs Very strict resource Consents- Conditions and considerations are to be strictly adhered to :

- 1) Conditions to stop Carbon Forestry damage to health-( Pollen) , roads and environments for people in nearby local villages.
- 2) Protect farm operations and local communities with large strict fire break requirements and water supply for fire fighting be maintained .
- 3) Strict Pest Control plans and time -frame contracts to protect surrounding farmers and local businesses.
- 4) Strict conditions to protect river fish life and water volumes in tributary stream flows from drying up over 50-200yrs.

#### 2.Subdivision – Rural General Zone

- 1)**Support** 20 Hectare Subdivision areas in Rural General Zones
- 2)**Support** the Rural general Zone Minimum Lot Size increase from 4 Hec in the Operative Plan to 20 Hec in the Draft District Plan
- 3) **Request** that the present Operative Plan- 4 Hec Lifestyle blocks that have houses already built on them- be allowed to further subdivide down to 2 Hectares per dwelling. For an average Householder 4 Hec is too much land to use and take care of .

#### 3. Rural Lifestyle Zone -RLZ

- 1)Support reducing Rural Residential Zone below the Minimum of 1 Hec as it is often too large for householders to maintain.
- 2) I support reducing Lot sizes below 1 Hec for New Subdivisions in the Rural Residential Zone.
- 3) I request allowing existing (1Hec – 4 Hec Sections to be further subdivided) to reduce Lot sizes and make section maintenance more manageable for Householders.

#### 4.Infrastructure – INF

- 1) I **Strongly Oppose** the **Three Waters Network** being sanctified in the Draft Plan review as Key Issue Infrastructure alongside transport etc. Three Waters are not set in NZ Law. The NZ Govt 2023 Election could change this Labour Govt Plan for undemocratic – Co-governance and race based privatisation of our local water supplies. I strongly oppose the WDC proposal to sanctify this Co-governance Agenda. Councillors must stand up for equal representation on all Local and National Asset issues regardless of when you or your ancestors arrived in NZ.
- 2) I **strongly oppose** **New Three Waters related** Infrastructure Consent being listed here in the Draft Plan. Over charging Private business and unnecessary delays on decision making will



impede important river flood protection works , water reservoirs, wells and intakes for Public Water Supplies. This will stop private business setting up in Waitaki District.

DDPR_feedback_0133s	
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Jan Wheeler  
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Email [REDACTED] Phone [REDACTED]

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