

DDPR_feedback_0139s	
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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



## **Future Development**

- **I suggest** that Weston is more suitable for development than the Magdala Street Kakanui site for the following reasons.

### **Environmental issues:**

- Weston is closer to Oamaru so a development there has reduced travel distances and less pollution from vehicles.
- There is one rural 11kV electric line supplying Kakanui.
- The Kakanui sewerage system requires pumps. In the event of power outage, once the holding tank is full, raw sewerage is discharged directly into the Kakanui River Estuary. I consider this totally unacceptable and the addition of a large number of houses cannot be allowed without an environmentally sound remedy being found.
- The suggested future Subdivision of the Kakanui, Magdala Street site is environmentally unsound. The natural run off from the majority of the land is into a small spring fed stream which runs into the Kakanui river. This stream is as a Whitebait breeding stream, which would be put at risk by run off from the proposed subdivision

### **Road Safety:**

- Weston has two lane roads, in Kakanui the road seal is 5 metres wide, including the main roads, The Esplanade and Stirling Street. The roads are not suitable for additional traffic without an extensive upgrade.
- It is interesting to note that a subdivision of 3 or more Sections requires a 6 metres wide sealed ROW. A subdivision would have a 6 metres wide drive turning onto a 5 metres wide road.

## **Cost and Reliability of Services:**

### **Power**

- Kakanui is on a rural power line, the township itself has only one 11kv incoming power line. With modern houses being all electric, requiring electricity for lighting, cooking With modern houses being all electric, requiring electricity for lighting, cooking and heating, relying on one rural line for supply is unwise.
- The cost of installing an alternative supply would be expensive.
- Weston already has an alternative power line.

### **Loss of High Value Land:**

- Loss of High Value Land is a continuing issue in the Waitaki Region. Further loss is would be hard to justify.  
I would argue that the zoning of the Magdala Street site is incorrect. Kakanui township was renowned for its high productivity vegetable growing. The width of a road and the chosen land use does not change 1 and 2 LUC rated soils to LUC 3.