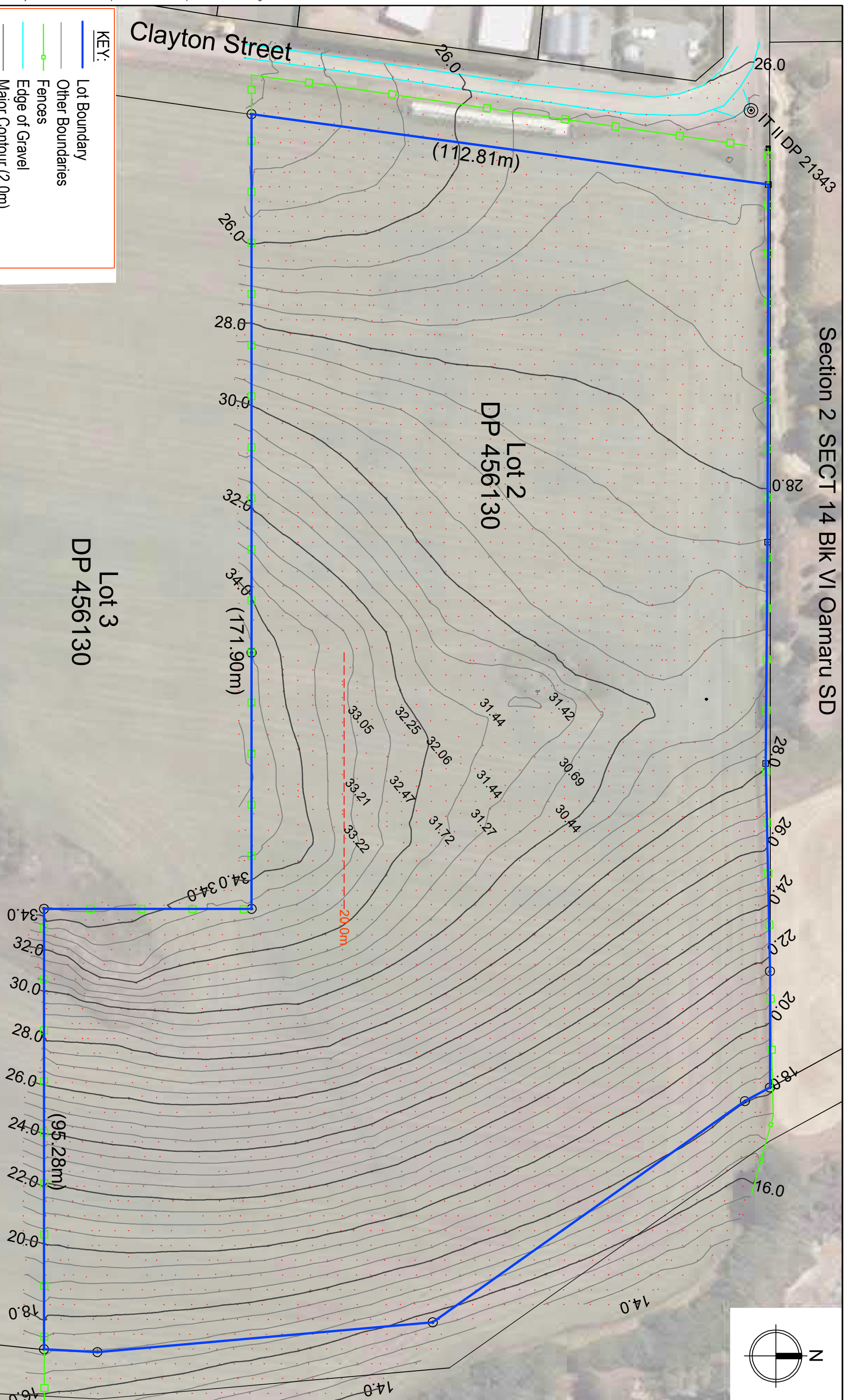


DDPR_feedback_0239s	
Name	Matthew Hill
Organisation	
Email	[REDACTED]
Response Date	Jun 13 22 05:41:34 pm
Notes	Hill and Ferguson
Q 1	Select the chapter you want to provide feedback on
	Coastal Environment
Q 2	In general, to what extent do you support the contents of this chapter?
	Oppose
Q 3	Objective/Policy/Rule/Standard reference:
	The draft coastal environment overlay on Lot 2 Clayton Street
Q 4	Feedback/Comments
	<p>The draft coastal environment overlay impacts Lot 2 Clayton street and neighboring properties significantly. I can understand why a lot of the coast line we are on is protected and I accept that, but 150m inland from the coast our land turns into Flat farming land, where the ocean is not visible. The property is also elevated well above sea level, meaning the usable parts of our land, will not be effected by coastal erosion. I can supply a survey topo illustrating this.</p> <p>The draft coastal environment overlay, covers up to 70% of our block and a good portion of that being flat, usable land, 200m from the coast, with no ocean visibility. The back half of our section, closest to the ocean, is on a aggressive downward gradient, making it unusable, but as the back half of the property is all coastline, and protected by a current overlay, we accept as land owners that we have to leave this section of our block as is, due to its natural beauty and landscape. As for the front half of our property (our land that is 150m inland from the coast) the draft overlay takes more the half of the front side of our property. This is flat farming land with no ocean view and this is where we have an issue with the draft overlay. We do not understand why it would be included as coastal environment, taking away most of the properties usability. We agree that some parts of our property should have overlays to protect the natural beauty of the coast line, but we also believe as land owners, rate payers and members of the community, we deserve the right to negotiate some parts of the draft overlays, especially when regarding the front half of our block. These overlays significantly impact the value of the properties, purpose and any future lifestyle we may dream to have on our property, so it should be negotiated, so we can achieve the best of both worlds, for land owners and district councils.</p>
Q 5	Objective/Policy/Rule/Standard reference:
Q 6	Feedback/Comments
Q 7	Objective/Policy/Rule/Standard reference:
Q 8	Feedback/Comments

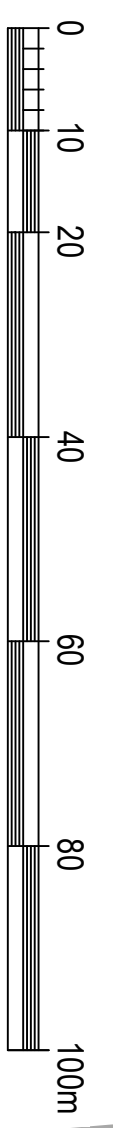
Q 9	Objective/Policy/Rule/Standard reference:
Q 1 0	Feedback/Comments
Q 1 1	supporting documents?
	0
Q 1 2	If you need more space, or have any other general comments, please leave them here
	The attachment is a survey topo- aerial view, illustrating the aggressive down hill gradient on the back half of the property. 150m inland from the coast the section flattens off completely, making only half of the section usable. The draft overlay changes make the flat side of our property very restricted and we would like to discuss this further.

Section 2 SECT 14 BIK VI Oamaru SD



- KEY:**
- Lot Boundary
 - Other Boundaries
 - Fences
 - Edge of Gravel
 - Major Contour (2.0m)
 - Minor Contour (0.50m)

- NOTE:**
1. Levels in terms of NZVD2016.
 - Origin: IT II DP 21343 RL = 26.21m
 2. Horizontal datum - Observation Point 2000



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DRAWN	TJS	DATE	31 May 2022
CHKD	TJS	SCALE	(A3) 1:7500

DRAWING TITLE
Lot 2 DP 456130 Clayton Street Kakanui
 STATUS For Information

PROJECT TITLE
Hill Clayton Street

OUR REF	1569-002	REV	A
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DDPR_feedback_0240s	
Name	Matthew Hill
Organisation	
Email	
Response Date	Jun 14 22 08:49:18 pm
Notes	Hill and Ferguson
Q 1	Select the chapter you want to provide feedback on
	General Residential Zone
Q 2	In general, to what extent do you support the contents of this chapter?
	Neutral
Q 3	Objective/Policy/Rule/Standard reference:
	To consider lot 1, Beach road, Kakanui as General Residential
Q 4	Feedback/Comments
	<p>We currently own Lot 1, Beach road, Kakanui and we were hoping the council would consider changing the 0.8ha parcel of land from General Rural to General Residential.</p> <p>The parcel of land is right next to the General Residential area, in Kakanui making sewerage, power and water very accessible, but under current and future guidelines as the block shares a title with lot 2 Clayton street, only one dwelling per 4ha is allowed, which lot 2 Clayton street will be used for a home.</p> <p>This puts Lot 1 Beach Road in a strange position as no farmer is interested in leasing or farming the block due to its size (0.8ha) and we cant do anything else with the land due to the General Rural restrictions. The block seems like a perfect candidate for the residential expansion of Kakanui, due to its location and access to utilities, otherwise it will just sit and be an eyesore.</p> <p>After consultation with the Waitaki senior planner, we were told the block was ear marked to be included in the residential expansion in 2030-2050, but we where hoping it could be looked at earlier.</p>
Q 5	Objective/Policy/Rule/Standard reference:
Q 6	Feedback/Comments
Q 7	Objective/Policy/Rule/Standard reference:
Q 8	Feedback/Comments
Q 9	Objective/Policy/Rule/Standard reference:
Q 10	Feedback/Comments

Q 11	supporting documents?
	0
Q 12	If you need more space, or have any other general comments, please leave them here
	Included is a map including both the general residential area in Kakanui and lot 1 Beach road. The parcel of lands only real logical use seems to be residential zoning.

