

DDPR_feedback_0100s	
Name	Michael and Christine Holland
Organisation	MC Holland Farming Ltd.
Email	[REDACTED]
Response Date	Aug 31 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
	<p>Hi There M C Holland Farming Ltd 437 Waianakarua Road Oamaru Assessment 108993 I dropped our submissions into the council this morning, one for the Assessment 108993 on Wahi Tupuna/ Rural Scenic and one for New Rooding development going forward and the lady on the counter at WDC told me the feed back she had received from WDC council planners was people placing 2 submissions or more were less likely to be taken seriously by council staff. I am concerned I haven't followed the correct procedure by submitting 2 submissions. We don't normally place submissions so aren't very practised but would like them both to be considered. Apologies if the format is incorrect. KInd regards Christine Holland</p>

Draft District Plan FEEDBACK FORM

scan for online
feedback form



Please get your feedback in by
5pm on Wednesday 31 August 2022

Save time - Do it online!

Fill in our online feedback form: www.waitaki.govt.nz/district-plan-review/have-your-say
- you can upload any extra documents and attachments there. Or:

- Email:** planreview@waitaki.govt.nz
- Post:** Draft District Plan Feedback
Waitaki District Council, Private Bag 50058, Ōamaru 9444
- Deliver:** Drop it off at any Council office or district library

Thank you for taking the time to comment on the Draft Waitaki District Plan. We welcome your feedback. Your feedback will be used to inform what goes into the next stage of the District Plan Review process, which will be the formal notification of the Proposed District Plan.

Points to remember when providing your feedback:

1. For your feedback to be considered you must include your full name, and a postal address or email address.
2. You are welcome to submit multiple feedback forms and add in any attachments if you have lots to tell us. Please make sure your feedback is provided under the relevant chapter heading. This helps us to make sure that we are considering your feedback correctly.
3. All feedback, including your name, are considered public under the Local Government Official Information and Meetings Act and may be published and made available to elected members and the public. Private contact details will not be made public.
4. If you would like help to fill out the feedback form, please contact one of our support team on 03 433 1661 or email planreview@waitaki.govt.nz

Your contact details: (please print clearly)

Full name: Michael + Christine Holland

Organisation (if applicable): M C Holland Farming Ltd

Street address: 437 Waionakau Road 130 Rd Town: Ōamaru

We purchased our farm in September 2003. We converted it to dairy 3 years later. We have actively farmed it ourselves with the help of our staff and latterly our daughter and son in law have joined us as well.

- We have developed the farm as we can afford, a milking shed, irrigation dam, irrigation pond including the infrastructure, we take water from the Waianakarua River and have shares in NOIC. Our water ways and wet areas have all been fenced from the start. We have an active planting plan for all these areas.

In August 2010 Waianakarua River mouth was registered as a significant wetland. It contains some of our property which had already been fenced off. Since then we have worked with the Herbert Heritage Society in helping with planting and regeneration of the area. The marginal strip to allow access to the river mouth has since eroded away. We met with Mark Renalson WDC and ORC about 3 years ago. WDC, ORC and DOC weren't interested in maintaining access to the river mouth but it was important to Mike and I to allow access to the lots of people enjoying the river mouth for white baiting, fishing, surfing, dog walking, camping etc. We just keep shifting the boundary fence as the access erodes away at our own cost.

We were very disappointed to receive the assessment 108993 in April last year which had a significant amount of Wahi Tupuna and Rural Scenic. We spoke to WDC and requested an on farm visit. Alex Taylor duly visited.

We were very concerned about the amount of Wahi Tupuna and Rural Scenic on the dairy farm side of the road. It comes right up to our dairy shed and tanker loop. We can understand the Waianakarua river mouth and up the river boundary SNA and Wahi Tupuna but it encompasses quite an area of land up the back face and to our pump shed as well.

1. What actually makes the Wahi Tupuna and Rural Scenic boundary where it is? Why is it there and not 100 metres east or 200 metres west (for instance)
2. How can we actually argue this? Why should we have to argue this?
3. Please can WDC prove the significance! Remembering this is actually our property.
4. We are really concerned the lines have been drawn on a large scale map/ computer program without consideration to our individual property and property rights and could impede our ability to farm it.
5. Your pamphlet states "any lawfully established existing business or activities have what is referred to as existing use rights and **COULD** continue to operate unchanged, any changes **MAY** mean a resource consent. What actually does **COULD** and **MAY mean**? Can we keep farming, ie irrigate, graze, crop, spread effluent etc, do we need

resource consent? If we can keep farming and don't need a resource consent take out **MAY** and **COULD**.

6. If we wanted to build a new milking shed (as ours is 16 years old) or put a pivot on in place of Kline – are we allowed to do this?
 - What will the process be?
 - What will the cost be?
 - Who will we need to negotiate with?

How fair is it these restrictions are placed on our property?

A significant part of the seafront of our property has been classed as Wahi Tupuna and Rural Scenic up to the ridge line. We have yet to see anyone driving the road looking up to the ridge line; everyone seems to enjoy the sea views. We notice to the north of our property it isn't Rural Scenic and Wahi Tupuna.

- Why is this?
- Why does it lack the significance our property seems to have?
- Are they better negotiators than us?

We pay WDC rates of \$27000 approx.

1. Please tell us what the drop in property value for having these layers on our farm will be as this will be a burden on our property going forward?
2. Will this mean a drop in our rates account?

It feels this process is doing the exact opposite of what the Govt and council is trying to achieve (protection of significant areas of accurately mapped sites) and not vast areas of already intensively farmed land being swallowed in layers causing increased compliance cost, people being unable to develop their land and keep up with modern farming practises. We are going to be penalised for our already good farming practises and disillusioned to keep up with our planting, weed and pest control on these areas of land. Why would we if we don't control them?

We would like the WDC to come out again and have a considered look and explain to us the Wahi Tupuna and Rural Scenic layers, where the boundaries are and the significance as no one has done this as yet. We have only received the very generic reply and believe we deserve better consideration, considering what the WDC is proposing.

We purchased our farm with a free hold title. We believed, in a free hold property there is no encumbrance to the absolute title of the property.

We look forward to defending our property rights more formally as this process continues on.

DDPR_feedback_0223s		
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Reading

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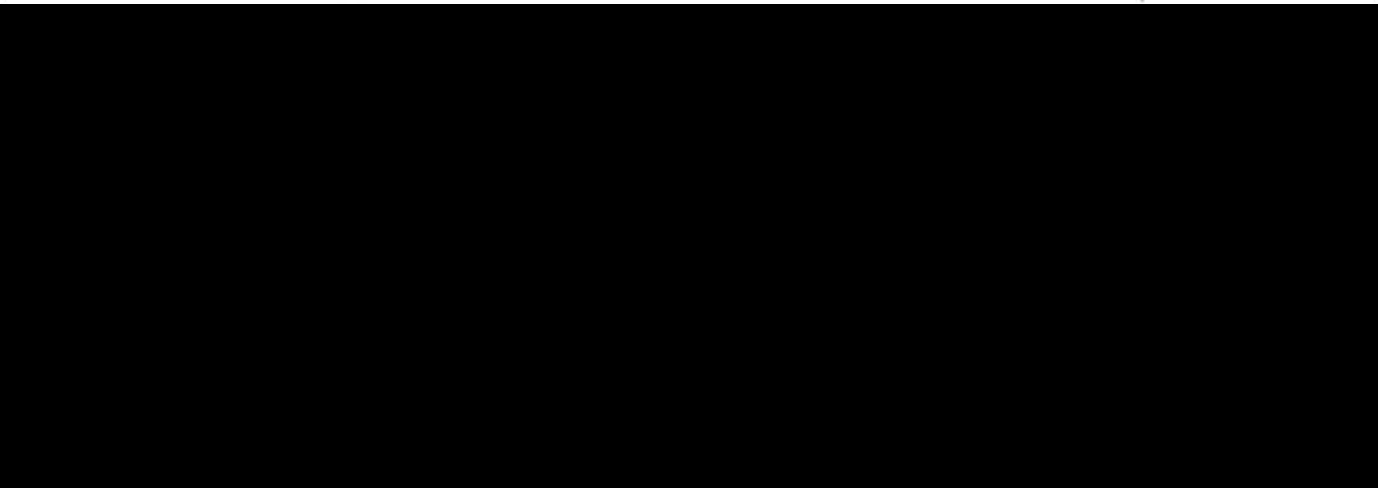
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Full name: Michael + Christine Holland

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Feedback on the Draft District Plan

Please provide your feedback on as many of the draft chapters that you would like to. If you run out of space, feel free to submit additional surveys or attachments.

Which Chapter are you commenting on?

Name of Chapter Roadway - New Developments

	Strongly support	Support	Neutral	Oppose	Strongly oppose
In general, to what extent do you support the contents of this chapter?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Is there a particular objective, policy or rule you would like to provide feedback on for this chapter?

Please use the space below to identify which provision you are providing feedback on. Please use a separate box for each provision. If you run out of space, please use the 'General Feedback' section at the end of the feedback form or attach more pages - but please remember to let us know which chapter AND provision you are commenting on.

Objective/Policy/Rule/Standard ref:

Comments:

.....

.....

Objective/Policy/Rule/Standard ref:

Comments:

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General feedback

Please see attached submission

Need more room? You can add extra pages if there is not enough space on this form.

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Email planreview@waitaki.govt.nz
Office 20 Thames Street,
Private Bag 50058, Ōamaru 9444

  
[www.waitaki.govt.nz/
district-plan-review](http://www.waitaki.govt.nz/district-plan-review)



My name is Christine Holland, my husband and I dairy farm on Waianakarua road. I have written this submission which I read at the Long Term Plan. It was mentioned maybe it should have been at the District Plan time.

I am hoping the council is thinking about rural roads in regard to new quarries, forestry developments etc in the next 10 years. Rural land use is changing rapidly.

Lots of rural roads are gravel, single lane, poor visibility, poor pull off passing areas and not designed for multiply and many heavy truck and trailer movements per day as per their consents.

I am wanting the council to consider when consents are granted for new development that they take into account the effects on the current roading network and the people already living on these roads. We all want the ability to hang our washing on the line, open our windows, pull out our drive way safely, have school kids catching the bus etc.

It's not good enough to be told once the consent is granted "if you have a problem with the road and dust etc you need to take it up with the council"

I think when Planners for developments use the terminology "effects are less than minor" that is only when they aren't affected!

We want effects mitigated and roads upgraded and tar sealed at the start of the developments, it should be factored into the development and not something we have to argue with council about after the fact.

I am not against development in the district but rural roads are often not designed for heavy use, if you allow the use, upgrade the road!

What made me think about this problem - is land use is changing. We have a proposed quarry down our way and I found out if the quarry is consented and we have a problem with the road it's our job to take it up with the council.

Why should the residents have to do that? There must be a better way.

We also live close to and I am often walking and biking up Mt Misery road. I've seen the long and arduous process it's been to tar seal that portion of road and how problematic the logging trucks have been for the residents.

My parents live up Tokarahi close to the forestry. I have only recently realised my mum has been unable to open her windows or hang out washing on the line over summer, when the forestry trucks were going - because of the dust.

So this made me think of when we converted our farm, we wanted to cross cows over Waianak Road for milking, we realised if we wanted to do that we needed to factor in an underpass, it was just part of the cost of conversion. If we couldn't afford an underpass we shouldn't have been making a dairy farm.

I realize these big companies pay lots of road user charges but for big development with consents granting regular and many heavy truck and trailer movements per day, 5 or 6 days per week, they should be having to upgrade roading (especially near housing) as part of the consenting process and factored into their cost of operations.

These rural roads have been potentially been designed more than 50 years ago and not designed for frequent heavy vehicle use.