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**Submission on Proposed Waitaki District Plan**

**Form 5 Submission on publically notified proposal for policy statement or plan,  
change or variation**

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Waitaki District Council - District Plan Review

**Date received:** 14/05/2025

**Submission Reference Number #:**58

This is a submission on the following proposed plan (the **proposal**): Proposed Waitaki District Plan

**Submitter:**

Ella Hardman

**Contact person and address for service:**

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**Attachments:**

58\_Ella Hardman.pdf

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and  
 (b) does not relate to trade competition or the effects of trade competition  
 - No

## Submission points

### Point 58.1

**Section:** Natural Features and Landscapes

**Sub-section:** Rules

**Provision:**

<p><b>All zones</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b>          PER-1          The <a href="#">structure</a> is underground.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b>          RDIS-1          Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. consideration of <a href="#">landscape sensitivity</a>, <a href="#">landscape vulnerability</a>, <a href="#">landscape capacity</a> and <a href="#">landscape resilience</a>; and</li> <li>2. location of the <a href="#">building</a> or <a href="#">structure</a>; and</li> <li>3. whether the proposal protects or enhances values of the Outstanding Natural Feature or Landscape; and</li> <li>4. the extent to which the proposal will detract from the naturalness, dry grassland character, visual coherence and openness of the landscape, or block important views from public <a href="#">roads</a> (including paper <a href="#">roads</a>), public walkways, or trails; and</li> <li>5. whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of <a href="#">Kāi Tahu</a>; and</li> <li>6. the scale, form, design and finish (materials and colours) proposed and mitigation measures, such as appropriate indigenous planting. This shall include consideration of any adverse <a href="#">effects</a> of reflectivity, <a href="#">glare</a> and <a href="#">light spill</a>, including cumulative <a href="#">effects</a>; and</li> <li>7. the extent to which <a href="#">indigenous</a></li> </ol>
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		<ul style="list-style-type: none"> <li>8. whether the proposal supports the continuation of <u>primary production</u> in a Rural Zone; and</li> <li>9. any <u>functional need</u> or <u>operational needs</u> for its location; and</li> <li>10. where there is the potential for significant adverse <u>effects</u> to arise: consideration of alternative routes, construction methodology or locations for the activity; and</li> <li>11. the need for any conditions to be complied with on a continuing basis, and whether any covenants or similar mechanisms are appropriate to ensure continued compliance with conditions.</li> </ul>
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**Support / Amend / Oppose:** Amend

**Submission:**

Include the identification of a building platform as a restricted discretionary activity and include the same matters of discretion for buildings and structures. In conjunction make building and earthworks within an approved building platform a permitted activity.

**Relief sought:**

Activity status when compliance is not achieved: Restricted Discretionary

Where:

RDIS-1

Compliance is not achieved with PER-1

<p>Activity status: Permitted</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. consideration of <u>landscape sensitivity</u>, <u>landscape vulnerability</u>, <u>landscape capacity</u> and <u>landscape resilience</u>; and</li> <li>2. location of the <u>building</u> or <u>structure</u>; and</li> <li>3. whether the proposal protects or enhances values of the Outstanding Natural Feature or Landscape; and</li> <li>4. the extent to which the proposal will detract from the naturalness, dry grassland character, visual coherence and openness of the landscape, or block important views from public <u>roads</u> (including paper <u>roads</u>), public walkways, or trails; and</li> <li>5. whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of <u>Kāi Tahu</u>; and</li> <li>6. the scale, form, design and finish (materials and colours) proposed and mitigation measures, such as appropriate indigenous planting. This shall include consideration of any adverse <u>effects</u> of reflectivity, <u>glare</u> and <u>light spill</u>, including cumulative <u>effects</u>; and</li> <li>7. the extent to which <u>indigenous vegetation</u> is impacted; and</li> </ol>
<p>Where: PER-1</p> <p>All zones The <u>structure</u> is underground.  The building is within an approved building platform.</p>	

8. whether the proposal supports the continuation of primary production in a Rural Zone; and
  9. any functional need or operational needs for its location; and
  10. where there is the potential for significant adverse effects to arise: consideration of alternative routes, construction methodology or locations for the activity; and
  11. the need for any conditions to be complied with on a continuing basis, and whether any covenants or similar mechanisms are appropriate to ensure continued compliance with conditions.
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**Point 58.2**

**Section:** Natural Features and Landscapes

**Sub-section:** Rules

**Provision:**

NFL-R4	<u>Earthworks</u> on or within Outstanding Natural Features or Landscapes or Significant Natural Features
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**Support / Amend / Oppose:** Amend

**Submission:**

Earthworks within an approved building platform are Permitted.

**Relief sought:**

Earthworks within an approved building platform are a Permitted Activity.